

## **AGENDA**

### **PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, AUGUST 16, 2022 - 3:30 PM MCALLEN CITY HALL, 1300 HOUSTON AVENUE CITY COMMISSION CHAMBERS, 3<sup>RD</sup> FLOOR**

At any time during the course of this meeting, the Planning & Zoning Board may retire to Executive Session under Texas Government Code 551.071(2) to confer with its legal counsel on any subject matter on this agenda in which the duty of the attorney to the Planning & Zoning Board under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Texas Government Code. Further, at any time during the course of this meeting, the Planning and Zoning Commission may retire to Executive Session to deliberate on any subject slated for discussion at this meeting, as may be permitted under one or more of the exceptions to the Open Meetings Act set forth in Title 5, Subtitle A, Chapter 551, Subchapter D of the Texas Government Code -

#### **CALL TO ORDER -**

#### **PLEDGE OF ALLEGIANCE -**

#### **INVOCATION -**

#### **1) MINUTES:**

- a) Minutes from the meeting held on August 2, 2022

#### **2) PUBLIC HEARING**

##### **a) CONDITIONAL USE PERMITS:**

1. Request of Boggus MS Properties LLC on behalf of Caliber Collision, for a Conditional Use Permit, for life of the use, for automotive service and repair (auto body repair facility) at Lots 13-16, Whalen's Acres Subdivision, Hidalgo County, Texas; 300 South Whalen Road. **(CUP2022-0103)**.
2. Request of Mayre Hernandez, for a Conditional Use Permit, for one year, for a Home Occupation (hair studio) at Lot 14, Janice Addition, Hidalgo County, Texas; 1818 North 12th Street. **(CUP2022-0108)**
3. Request of Ramon R. Martinez for a Conditional Use Permit, for one year, for a food truck park at Lot 1, Valley Salvage Center Subdivision, Hidalgo County, Texas; 701 East Highway 83 **(CUP2022-0107)**
4. Request of Jorge L. Martinez for a Conditional Use Permit, for one year, for a food truck park at 1 tract of land North of Railroad Right of Way between 10th & 11th Streets South of Block 49, North McAllen Addition, Hidalgo County, Texas; 1001 Ash Avenue. **(CUP2022-0110)**
5. Request of Teresa Flores for a Conditional Use Permit, for the life of the use, for an institutional use (outdoor learning center) at 9.885 acres (more or less) (deed record 10 acres) of Lot 10, Section 280, Texas-Mexican Railway Company's Subdivision (proposed Hidalgo County Head Start Outdoor Learning Environments and Discovery Classrooms Subdivision), Hidalgo County, Texas; 1901 State Highway 107. **(CUP2022-0111)**



**b) REZONING:**

1. Rezone from R-2 (duplex-fourplex residential) District to R-1 (single-family residential) District: 20.0 acres out of Section 227, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas; 14301 North Shary Road. **(REZ2022-0028)**
2. Rezone from R-1 (single-family residential) District to C-3 (general business) District: Lots 7 and 8, save and except the North 15 feet of Lot 8, Block 1, Renken's Addition Subdivision, Hidalgo County, Texas; 601 North 9th Street. **(REZ2022-0032)**
3. Rezone from R-1 (single-family residential) District to R-3A (multifamily residential apartments) District: 18.239 Acres out of Lot 11, Section 280, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas; 2433 SH 107. **(REZ2022-0033)**

**3) SITE PLAN:**

- a) Site plan approval for 1.421 acres out of the LOT 1, Ware Road Investments Subdivision, and LOT 76, R.E. Horn's Addition to McAllen First Suburban Citrus Groves Subdivision, Hidalgo County, Texas; 1312 South Ware Road. **(SPR2021-0030)**

**4) ABANDONMENT:**

- a) Request to abandon a 5.10 acre-tract of land being a road right of way out of lots 7, 8, 13, 14, 16, 17 and 18, Texas-Mexican Railway Company Survey, Hidalgo County, Texas; 12500 North Ware Road **(ABD2021-0009)**

**5) CONSENT:**

- a) Brier Village Subdivision, 3901 North Bentsen Road, Loretta William & Daniel E. Prukop, and Elsie Wall **(SUB2022-0092)(FINAL)M&H**

**6) SUBDIVISIONS:**

- a) El Dorado at Thousand Oaks I, II, and III, 12500 North Ware Road, Red Rock Real Estates Development **(SUB2021-0049)(REVISED FINAL)QHA**
- b) Moya Subdivision, 9601 North La Homa Road, Raul Moya **(SUB2022-0088)(PRELIMINARY)BE**
- c) Sharyland Business Park No. 11 Subdivision, 7201 South Shary Road, Cascade Real Estate Operating, L.P. **(SUB2022-0091)(PRELIMINARY)ME**
- d) RMZ Development Subdivision, 2901 Colbath Road, RMZ Investments, LLC. **(SUB2022-0044)(REVISED PRELIMINARY)RDE**
- e) Ware Plaza Subdivision, 4713 North Ware Road, Carl B. Rowland **(SUB2022-0089)(PRELIMINARY)JHE**

**7) INFORMATION ONLY:**

a) City Commission Actions: August 8, 2022

**ADJOURNMENT:**

IF ANY ACCOMMODATIONS FOR A DISABILITY ARE REQUIRED, PLEASE NOTIFY THE PLANNING DEPARTMENT (681-1250) 72 HOURS BEFORE THE MEETING DATE. WITH REGARD TO ANY ITEM, THE PLANNING & ZONING COMMISSION MAY TAKE VARIOUS ACTIONS, INCLUDING BUT NOT LIMITED TO RESCHEDULING AN ITEM IN ITS ENTIRETY FOR PARTICULAR ACTION AT A FUTURE DATE.

STATE OF TEXAS  
COUNTY OF HIDALGO  
CITY OF McAllen

The McAllen Planning and Zoning Commission convened in a Regular Meeting on Tuesday, August 2, 2022, at 2:33p.m. in the McAllen City Hall, 3<sup>rd</sup> Floor Commission Chambers Room, 1300 Houston Avenue, McAllen, Texas.

<b>Present:</b>	<b>Michael Fallek Gabriel Kamel Jose Saldana Emilio Santos Jr. Marco Suarez</b>	<b>Chairperson Vice-Chairperson Member Member Member</b>
<b>Absent:</b>	<b>Erica De La Garza-Lopez Rudy Elizondo</b>	<b>Member Member</b>
<b>Staff Present:</b>	<b>Austin Stevenson Michelle Rivera Luis Mora Beto Dela Garza Liliana Garza Mario Escamilla Katia Sanchez Porfirio Hernandez Jessica Cavazos Magda Ramirez</b>	<b>Assistant City Attorney II Assistant City Manager Planning Deputy Director Development Coordinator Planner III Planner III Planner II Planner Technician I Administrative Supervisor Administrative Assistant</b>

**CALL TO ORDER** - Chairperson Mr. Michael Fallek

**PLEDGE OF ALLEGIANCE**

**INVOCATION**- Emilio Santos Jr.

**1) MINUTES:**

a) Minutes for the meeting held on July 6, 2022.

The minutes for the regular meeting held July 6, 2022 was approved as submitted by Vice Chairperson Mr. Gabriel Kamel. Seconding the motion was Mr. Jose Saldana which carried unanimously with 5 members present and voting.

**2) PUBLIC HEARING:**

**a) CONDITIONAL USE PERMITS**

- 1) Request of Melissa Ortiz, on behalf of McAllen ISD, for a Conditional Use Permit, for life of the use, and adoption of an ordinance for an institutional use (school), at Lot 1, McAllen I.S.D Middle School Subdivision, Hidalgo County, Texas, 7800 North Ware Road. **(CUP2022-0088).**

Mr. Marco Suarez requested to abstain from this case.

Ms. Samantha Trevino stated that the subject property is located south of Trenton road, east of North Ware Road. The property is zoned A-O (agricultural open space) District. There is C-3L (light commercial) district to the north, R-1 (single family residential) District to the south and east, and C-1 (Office Building) District to the Northeast and Southwest of the property. Surrounding land uses include Trenton Curve Plaza, commercial and office buildings, and residential homes. A portable building for institutional use (school) is permitted in the A-O District with a conditional use permit.

The applicant is requesting a conditional use permit for a portable building to be located on the property near the basketball courts. The proposed building measures 24 ft. by 64 ft., and will be used as a classroom.

The Fire Department has conducted their respective inspections; however, a follow up inspection is required. Should the Conditional Use Permit be approved, the applicant would be required to sign the application acknowledging and agreeing to the conditions of the permit.

The establishment must also meet the requirements set forth in Section 138-118 of the Zoning Ordinance and specific requirements as follows:

Section 138-118(3) of the Zoning Ordinance as follows:

- 1) Portable buildings must not be used for living quarters. The portable building will be used as a classroom only;
- 2) Must be located in such a manner as to have access to a public right-of-way within 200 feet.
- 3) The proposed use and adjacent businesses shall comply with the off-street parking and loading ordinance. The parking lot has to be paved and striped according to Section 138-400 of the Zoning Ordinance;
- 4) Must provide garbage and trash collection and disposal;
- 5) No form of pollution shall emanate beyond the immediate property line of the permitted use; and
- 6) Additional reasonable restrictions or conditions such as increased open space, loading and parking requirements, suitable landscaping, curbing, sidewalks or other similar improvements may be imposed in order to carry out the spirit of the Zoning Ordinance or mitigate adverse effects of the proposed use.

Staff recommends approval of the Conditional Use Permit request, subject to compliance with the Zoning Ordinance, circulation pattern as approved by the Traffic Operations Department, and Health Fire Department requirements.

Chairperson Michael Fallek asked if there was anyone present in opposition of the proposed conditional use permit. There was none.

Being no discussion, Mr. Jose Saldana moved to approve. Mr. Emilio Santos Jr. seconded the motion, which was approved with 4 members present and voting and one member, Mr. Marco Suarez, abstaining his vote.

- 2) Request of Jorge A. Martinez, for a Conditional Use Permit, for one year, for a Portable Food Concession Stand, at Lot 1, All-In-One Subdivision No. 4, Hidalgo County, Texas; 6221 North 23rd Street. **(CUP2022-0087)**.

Ms. Samantha Trevino stated that the subject property is located along the west side of north 23rd street, approximately 250 ft. south of Lark Avenue. The subject property is zoned C-3 (general business) District. There is R-3A (multifamily residential apartments) District to the west and south. There is a C-3 district to the North. A portable food concession stand is allowed in a C-3 District with a Conditional Use Permit and in compliance with requirements.

The applicant is proposing to operate a portable food concession stand on the subject property. The previous Conditional Use Permit for the same use was approved by the Planning and Zoning Commission on July 20, 2021. A new applicant is applying for a Conditional Use Permit for a snow cone stand. The portable food concession stand is already in place and will be maintaining its current footprint. Based on the submitted site plan, four parking spaces are required and four are provided. The proposed days and hours of operation are, 11 a.m. until 11 p.m. Monday - Sunday.

The Planning Department has not received any phone calls in opposition of the Conditional Use Permit request.

The portable building must also meet the requirements set forth in Section 138-118(a)(9) of the Zoning Ordinance and specific requirements as follows:

- 1) Cannot be located in residentially zoned area;
- 2) Stand must be inspected by building inspection department and meet applicable building codes;
- 3) Must have paved off-street parking available over and above what is required for the business to which it is adjacent;
- 4) If it is a portable building or trailer it must be anchored to the ground properly;
- 5) Must meet setback requirements of the zoning district in which it is located; and
- 6) Water and sewage disposal facilities must be available and may be required.

Staff recommends approval of the Conditional Use Permit request since this business has been in operation but is undergoing a change in ownership.

Chairperson Mr. Michael Fallek asked if there was anyone present in opposition of the proposed conditional use permit. There was none.

Being no discussion, Mr. Marco Suarez moved to approve. Mr. Jose Saldana seconded the motion, which was approved with five members present and voting.

- 3) Request of Robert Wilson, for a Conditional Use Permit, for one year, and adoption of an ordinance for a Bar at Lot A-1, Nolana Tower Subdivision, Hidalgo County, Texas; 400 Nolana Avenue, Space G **(CUP2022-0098)**

Ms. Samantha Trevino stated that the property is located along the north side of Nolana Avenue between North 4<sup>th</sup> and North 6<sup>th</sup> Streets, and is zoned C-3 (general business) District. The adjacent zoning is C-1 (office building) District to the north, C-3 District to the east, south and west. There is also R-1 (single family residential) District to the east and A-O (agricultural and open space) District to the west. Surrounding land uses include commercial businesses, offices, restaurants, single and multifamily residences, vacant land, and a water tower. A bar is allowed in a C-3 District with a Conditional Use Permit and in compliance with requirements.

The initial conditional use permit was approved for this establishment by the Planning and Zoning Commission on November 2, 1999 and had been renewed annually until September 2011. A renewal was not done for the year 2012. Code Enforcement issued a notice of violation at the time. A permit renewal was approved for one year on March 25, 2020 by the City Commission with a variance to the distance requirement. The last permit renewal was approved for one year on June 12th of 2021 by the City Commission with a variance to the distant requirement.

The applicant is proposing to continue to operate a bar/pool hall (Fast Eddie's) from the existing 14,891 sq. ft. lease space within the shopping center. The hours of operation will continue to be from 11:00 a.m. to 2:00 a.m. Monday thru Saturday and from 12:00 p.m. to 2:00 a.m. on Sundays.

Fire Department has inspected the establishment and found it to be in compliance, pending Health Department inspection. The establishment must also meet the requirements set forth in Section 138-118(4) of the Zoning Ordinance and specific requirements as follows:

- 1) The property line of the lot of the above mentioned business must be at least 400 ft. from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The proposed establishment is within 400 ft. of residential zones and uses, and a water tower;
- 2) The abovementioned business must be as close as possible to a major arterial, and shall not allow the traffic generated by such business onto residential streets, or allow such traffic to exit into and disrupt residential areas. The property has direct access to Nolana Avenue, North 4<sup>th</sup> Street, and North 6<sup>th</sup> Street. The existing gates on North 4<sup>th</sup> Street need to be closed as required by other Conditional Use Permits issued in this commercial plaza;
- 3) The abovementioned business must provide parking in accordance with the city off-street parking ordinance as a minimum, and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional onsite parking. Currently there is a multi-tenant commercial building on the property. The shopping center consists of various uses including office, retail, vacant suites, restaurants, a children's event center, and bars. The proposed 11,875 sq. ft. bar/pool hall requires 149 parking spaces; 729 parking spaces are provided on the common parking area in the front and rear of the building.

For the 729 parking spaces of the common parking area, 15 accessible parking spaces are required and are provided on site, as per section 138-400(a) of the Off-Street Parking and Loading requirements, all off-street parking must be clearly striped and free of potholes;

- 4) The abovementioned business must do everything possible to prevent the unauthorized parking by the patrons of such business on adjacent businesses or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances;
- 5) The abovementioned business should do everything possible and be designed to discourage criminal activities and vandalism, both on the site and on adjacent properties. Included would be provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility as much as possible of the site from a public street;
- 6) The abovementioned business must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties;
- 7) The abovementioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Director of Planning. The occupancy load for this establishment will be established by the Building Inspection Department as part of the building permit review process.

Staff recommends disapproval of the request based on noncompliance with requirement #1 (distance) of Section 138-118(4) of the Zoning Ordinance.

Chairperson Mr. Michael Fallek asked if there was anyone present in opposition of the proposed conditional use permit. There was none.

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to disapprove with favorable recommendation with Mr. Marco Suarez seconded the motion, which was disapproved with five members present and voting.

- 4) Request of Eric R. Pena, for a Conditional Use Permit, for one year, for a bar at N98.5' LOT 1 BLK 1 , Fairway North Subdivision, Hidalgo County, Texas; 2001 South 10th Street. **(CUP2022-0100)**

Ms. Samantha Trevino stated that the property is located at the southeast corner of South 10th Street and Toronto Avenue and is zoned C-3 (general business) District. The adjacent zoning is C-3 District to the north, west and south, R-3A and R-3C District to the east. Surrounding land uses include McAllen Country Club, Logan's Roadhouse, Mccreery Aviation Co., La Placita retail plaza, Fairway Plaza Shopping Center, and condominiums. A bar is allowed in a C-3 District with a Conditional Use Permit and in compliance with requirements.

This is the initial request for a bar at this location. This location was previously a restaurant (House of China).

#### ANALYSIS/REQUEST:

The applicant is proposing to operate a bar (Suerte Bar and Grill) from the existing building. The

proposed hours of operation are from Sunday- Saturday from 11:00 AM- 2 AM.

The Health Department inspected the bar and determined the property to be in compliance. An inspection from the Fire Department Is pending. The Planning Department has received no complaints regarding this use. The establishment must also meet the requirements set forth in Section 138-118(a)(4) of the Zoning Ordinance and specific requirements as follows:

- 1) The property line of the lot of any of the abovementioned businesses must be at least 400 feet from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruptions of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The establishment is within 400 ft. of the residential zone/use to the northeast;
- 2) The abovementioned businesses must be as close as possible to a major arterial, and shall not allow the traffic generated by such businesses onto residential streets, or allow such traffic to exit into and disrupt residential areas. The establishment has direct access to South 10th Street;
- 3) The abovementioned businesses must provide parking in accordance with the city off-street parking ordinance as a minimum, and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional onsite parking. 61 parking spaces are required and 54 are provided as per site plan.
- 4) The abovementioned businesses must do everything possible to prevent the unauthorized parking by the patrons of such businesses on adjacent business or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances.
- 5) The abovementioned businesses should do everything possible and be designed to discourage criminal activities and vandalism, both on the site and on adjacent properties. Included would be provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility of as much as possible of the site from a public street.
- 6) The abovementioned businesses must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.
- 7) The abovementioned businesses shall restrict the number of persons within the building to those allowed by the Planning and Zoning commission at the time of permit issuance, after having taken into account the recommendations of the fire marshal, building official and director of planning. This number cannot exceed the number provided for in existing city ordinances.

Staff recommends disapproval of the request based on noncompliance with requirement #1 and #3 (distance, and parking) of Section 138-118(a)(4) of the Zoning Ordinance.

Chairperson Mr. Michael Fallek asked if there was anyone present in opposition of the proposed conditional use permit. There was none.

After a brief discussion regarding parking issues, Vice Chairperson Mr. Gabriel Kamel moved to disapprove with favorable recommendation with Mr. Jose Saldana seconded the motion, which was disapproved with five members present and voting.



- 5) Request of Maria I. Salazar, for a Conditional Use Permit, for one year, for a Home Occupation (beauty salon), at .55 acres out of Lot 327, John H. Shary Subdivision, Hidalgo County, Texas; 5009 Buddy Owens Boulevard. **(CUP2022-0089)**

Mr. Samuel Nunez stated that the property is located on the south side of Buddy Owens Boulevard, approximately 460 ft. east of North Taylor Road and is zoned C-3 (general business) District. The adjacent zoning is C-3 District to the east, south, and west, with R-1 (single family residential) District to the north across Buddy Owens Boulevard. Surrounding land uses include commercial and single-family residential. A home occupation is permitted in the C-3 district with a Conditional Use Permit and in compliance with requirements.

According to the Hidalgo County Appraisal District, the home was built in 1987. The City of McAllen annexed the property in 1999 with an existing residential structure. The conditional use permit application for a home occupation was submitted on June 10, 2022.

The applicant is proposing to operate a beauty salon from an approximately 528 sq. ft. area within the existing residence. The proposed hours of operation will be 9:00 AM to 5:00 PM, Monday through Friday and 9:00 AM to 1:00 PM Saturdays; the beauty salon will be closed on Sundays.

Should the conditional use permit be approved, the applicant would be required to sign the certificate acknowledging and agreeing to the conditions of the permit. The home occupation may not be operational until the issuance of the certificate. The Fire Department has inspected the building, and the building was compliant with requirements. The business must comply with requirements set forth in Section 138-118(a)(1) of the Zoning Ordinance and the specific requirements are as follows:

- 1) The home occupation must be clearly secondary to the residential use;
- 2) No signs are permitted. No sign is proposed or installed;
- 3) There shall be no exterior display or alterations indicating that the building is being used for any purpose other than that of a dwelling;
- 4) There shall be no more than one additional unrelated employee other than immediate members of the family residing on the premises. There will be no additional unrelated employees.
- 5) There shall be no outside storage of materials or products. The applicant does not propose any outside storage;
- 6) The permitted use shall not create frequent or heavy traffic, not greater than ten percent (10%) of the average load per hour as determined by the city traffic engineer.
- 7) No retail sales (items can be delivered). The applicant did not propose any retail sales from home;
- 8) No additions to the residence or accessory building specifically to accommodate the

business. The applicant proposes no additions or accessory building to accommodate the business.

- 9) The business must take place in the primary residential structure on the property rather than in a detached garage or separate accessory building. The occupation is proposed to take place in the primary residential structure; and
- 10) The activity must take place at the location for which the permit was issued.

Staff recommends approval of the request, for one year, subject to compliance with the requirements in Section 138-118(a)(1) of the Zoning Ordinance and Fire Department requirements.

Chairperson Mr. Michael Fallek asked if there was anyone present in opposition of the proposed conditional use permit. There was none.

Being no discussion, Mr. Marco Suarez moved to approve with conditions noted and Mr. Jose Saldana seconded the motion, which was approved with five members present and voting.

- 6) Request of Sandra E. Hernandez on behalf of Texas College of Healthcare Professionals, LLC for a Conditional Use Permit, for one year, for an institutional use (dental assistant school) at Lot 1-B of Lots 1-A, 1-B & 1-C One Nolana Center Subdivision, Hidalgo County, Texas; 1309 East Nolana Avenue, Suite B. **(CUP2022-0092)**

Mr. Samuel Nunez stated that the property is located on the north side of Nolana Avenue, approximately 900 ft. west of Jackson Road. The subject property is zoned C-3 (general business) District. The adjacent zoning is C-3 District in all directions. Surrounding land uses include a KRGV Channel 5 television broadcasting studio, Freedom Bank, and O'Reilly's Auto Parts. An institutional use is permitted in the C-3 district with a conditional use permit.

The plat for Lots 1-A, 1-B & 1-C One Nolana Center Subdivision was recorded on December 11, 2000. According to the Hidalgo County Appraisal District, the structure on the property was built in 2005. The application for a conditional use permit for the proposed Texas College of Healthcare Professionals LLC was submitted on June 15, 2022.

The applicant is proposing to operate a dental assistant school from the 2,380 square feet lease space. The dental assistant school will have a reception office and admissions office that are proposed to operate Monday through Friday 8:00 a.m. to 5:00 p.m. Classes will be offered between 5:00 p.m. and 10:00 p.m. in four adjoining classrooms.

Based on (5) parking spaces per classroom area and (1.5) parking spaces per administration office, 23 parking spaces are required; 41 parking spaces are provided on site. The parking spaces are provided as part of shared parking with the existing commercial development. The parking requirement for the proposed dental assistant school is in compliance since the adjoining offices close at 5:00 p.m. and operate Monday through Friday.

The Fire Department conducted an inspection and the result was satisfactory. Should the conditional use permit be approved, the applicant would be required to sign the certificate acknowledging and agreeing to the conditions of the permit. The proposed use must meet the

requirements set forth in Section 138-118 of the Zoning Ordinance and specific requirements as follows:

- 1) The proposed use shall not generate traffic onto residential size streets or disrupt residential areas, and shall be as close as possible to a major arterial; the property fronts Nolana Avenue.
- 2) The proposed use shall comply with the McAllen Off-Street Parking Ordinance and make provisions to prevent the use of street parking, especially in residential areas; 23 parking spaces are required, 41 spaces are provided on site. The parking spaces are provided as common parking for the existing commercial development.
- 3) The proposed use shall prevent the unauthorized parking of its patrons on adjacent businesses or residences by providing fences, hedges or reorientation of entrances and exits.
- 4) The proposed use shall provide sufficient lighting to eliminate dark areas, perimeter fencing, and an orientation of the building to provide maximum visibility from a public street in order to discourage vandalism and criminal activities.
- 5) Provisions shall be made to prevent litter from blowing onto adjacent streets and residential areas;
- 6) The number of persons within the building shall be restricted to those allowed by the Fire Marshal and Building Official at the time of permit issuance.

Staff recommends approval of the request, for one year, subject to compliance to the aforementioned conditions, Zoning Ordinance, Fire Department requirements, and building permit requirements.

Chairperson Mr. Michael Fallek asked if there was anyone present in opposition of the proposed conditional use permit. There was none.

Being no discussion, Mr. Jose Saldana moved to approve and Mr. Emilio Santos Jr. seconded the motion, which was approved with five members present and voting.

- 7) Request of Andre Sutiono for Conditional Use Permit, for the life of the use, and adoption of an ordinance for an automotive service and repair shop (oil change shop) at Lot A, 29th Place Subdivision and Lot 1, Asian Valley Subdivision (proposed Vacating & Replat of Asian Valley Subdivision Lot 1 and 29th Place Subdivision Lot A and Asian Valley Lots 1A & 1B), Hidalgo County, Texas; 2813 Nolana Avenue. **(CUP2022-0099)**

Mr. Samuel Nunez stated that the property is located on the corner of 29<sup>th</sup> Street and Nolana Avenue and is zoned C-3 (general business) District. The adjacent zoning is C-3 District in all directions, with an R-1 (single family residential) District south west across 29<sup>th</sup> Street. Surrounding land uses include McDonalds restaurants, CareNow health emergency facility, Goodwill Thrift Store, and 7-Eleven convenience store. An automotive service and repair business is allowed in a C-3 zoning district with a conditional use permit and in compliance with requirements. The subject properties are currently vacant and undergoing a re-plat process for commercial use.

The applicant is proposing to use the property, after the completion of the re-platting process, as an

oil change shop. The proposed oil change shop will use 1,438 square feet in size. The proposed hours of operations for said oil change shop are between 7:00 AM to 7:00 PM Monday through Saturday, and 9:00 AM to 5:00 PM on Sundays.

The Fire Department will conduct inspections (after construction of building is completed and prior to occupancy); pending approval of the building permit and conditional use permit request.

The business must meet the requirements set forth in Section 138-281 of the Zoning Ordinance and specific requirements as follows:

- 1) A minimum lot size of 10,000 sq. ft. is required. The proposed subject property (Lot 1-B) is 33,524 sq. ft.
- 2) All service, repair, maintenance, painting and other work shall take place within an enclosed area. The work will be performed in the workshop area.
- 3) Outside storage of materials is prohibited.
- 4) The building where the work is to take place shall be at least 100 ft. from the nearest residence.
- 5) A 6 ft. opaque fence to buffer the proposed use from any residential use or residentially zoned area is required (if applicable).
- 6) New buildings and conversions of existing buildings shall meet current building and fire code requirements concerning separation of high hazard uses from other occupancy use classifications.

The Planning Department has not received any phone calls, emails, or letters in opposition to the request.

Staff recommends approval of the request for the life of the use, subject to compliance with Section 138-281 of the Zoning Ordinance, Fire, Health, Building Permits and Inspections, and other departments' requirements and conditions.

Chairperson Mr. Michael Fallek asked if there was anyone present in opposition of the proposed conditional use permit. There was none.

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve subject to conditions noted and Mr. Jose Saldana seconded the motion, which was approved with five members present and voting.

- 8)** Request of Mayela X. Ramirez, for a Conditional Use Permit, for one year, and adoption of an ordinance for a bar (nightclub) at Lot 1, Nolana West Subdivision, Hidalgo County, Texas; 2200 Nolana Avenue, Suites 2232 & 2234. **(CUP2022-0102)**

Mr. Samuel Nunez stated that the property is located on the northeast corner of North 23<sup>rd</sup> Street and Nolana Avenue. It is zoned C-3 (general business) District. The adjacent zoning is C-3 District

in all directions. There is R-3A (multifamily residential apartments) District to the south and C-4 (commercial-industrial) District to the northwest. Surrounding land uses are commercial businesses, offices, bars, churches, libraries and restaurants. Surrounding uses include BBVA Bank, Cigar Bar, Rebecca's Mexican Restaurant, New Life Family Church and McAllen's Public Library. A bar is allowed in a C-3 district with a Conditional Use Permit and in compliance with requirements.

The initial Conditional Use Permit was approved by the City Commission on July 9, 2007 with a variance to the 600 ft. distance requirement. The last approval by the City Commission was on December 9, 2019 with a variance to the distance requirement of being at least 400 ft. from the nearest residence or residentially zoned property, church, school, or publicly owned property.

The subject property is the location for a multi-tenant commercial shopping center by the name of Nolana West. The applicant is proposing to continue operating a bar (Ranas) from combined suites 2232 and 2234 with an area of 3000 sq. ft. as shown on the submitted site plan. The hours of operation would continue to be from 8:00 P.M. to 2:00 A.M. Wednesday through Sunday.

Inspections from the Fire and Health Departments are pending. A current police activity report for service calls for the last year has been requested and is pending. The Planning Department has received no complaints regarding the present use as a bar. As per Section 138-400 of the Zoning Ordinance, the parking lot must be properly striped and free of potholes. The establishment must also meet the requirements set forth in Section 138-118(a)(4) of the Zoning Ordinance and specific requirements as follows:

1. The property line of the lot of the above mentioned business must be at least 400 ft. from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The proposed establishment is within 400 ft. from residential zones/uses, New Life Family Church and McAllen's Public Library;
2. The property must be as close as possible to a major arterial and shall not generate traffic onto residential sized streets. The establishment is located on two major arterials, Nolana Avenue and North 23<sup>rd</sup> Street, and does not generate traffic into residential areas;
3. The business must provide parking in accordance with the McAllen Off-Street Parking Ordinance as a minimum, and make provisions to prevent the use of adjacent streets for parking. The proposed 3,000 sq. ft. bar would require 30 parking spaces. For every business to run simultaneously in the commercial plaza, 293 parking spaces would be required; there are 305 parking spaces provided on site;
4. The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent properties;
5. The business shall provide sufficient lighting to eliminate dark areas and maximize visibility from a public street in order to discourage vandalism and criminal activities;
6. The business must make provisions to keep litter to a minimum and keep it from blowing onto adjacent properties; and

7. The above mentioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Planning Director.

Staff has not received any phone calls, emails, or letters in opposition to this request.

Staff recommends disapproval of the request based on noncompliance with requirement #1 (distance) of Section 138-118(4) of the Zoning Ordinance.

Chairperson Mr. Michael Fallek asked if there was anyone present in opposition of the proposed conditional use permit. There was none.

Being no discussion, Mr. Marco Suarez moved to disapprove with favorable recommendation and Mr. Jose Saldana seconded the motion, which was disapproved with five members present and voting.

## **b) REZONING**

- 1) Rezone from R-1 (single-family residential) District to C-1 (office building) District: 0.43 of an acre comprised of all of Lot 9, and the east 67.5 feet of Lot 10, Block 4, Club Addition, Hidalgo County, Texas; 108 Pecan Boulevard.  
**(REZ2022-0022)**

Ms. Katia Sanchez stated that the property is located along the north side of Pecan Boulevard. The tract has 89.25 feet of frontage along Pecan Boulevard with a depth of 125 feet for a lot size of 11,156.25 square feet.

The applicant is requesting C-1 (office building) District in order to construct office buildings. A feasibility plan has not been submitted to the Planning Department.

The adjacent properties to the subject property are R-1 (single family residential) District to the north. The properties to the east, south, and west are C-1 (office building) District.

The property is currently vacant. Surrounding land uses include single-family residences, United Way of South Texas, and the Disability Networking Services.

The Foresight McAllen Comprehensive Plan designates the future land use for this property as Auto Urban Single Family. The proposed rezoning of the subject property does not conform to the land use designation as indicated on the Foresight McAllen Comprehensive Plan.

The development trend for this area along Pecan Boulevard is mixed use of both C-1 and R-1 (single family residential) District.

The requested zoning does not conform to the Auto Urban Single Family land use designation as indicated on the Foresight McAllen Comprehensive Plan. However, there is a trend for office and neighborhood commercial zonings along this section of Pecan Boulevard that would allow for a favorable review of this request.

Staff has not received any calls or emails in opposition to the rezoning request.

Staff recommends approval of the rezoning request to C-1 District as it does conform to the development trend in the area.

Chairperson Mr. Michael Fallek asked if there was anyone present in opposition of the proposed rezoning permit. There was none.

Being no discussion, Mr. Jose Saldana moved to approve rezoning plan and Vice Chairperson Mr. Gabriel Kamel seconded the motion, which was approved with five members present and voting.

- 2) Rezone from R-1 (single-family residential) District to R-3A (multifamily residential apartment) District: 10 acres being of Lot 4, Resubdivision of Lots 164-171 Inc. Of Pride O' Texas, Hidalgo County, Texas; 3300 La Lomita Road. (REZ2022-0023)**

Ms. Katia Sanchez stated that the property is located along the north side of La Lomita Road. The tract has a total lot size of 10 acres.

The applicant is requesting R-3A (multifamily residential apartment) District in order to construct multifamily residences. A feasibility plan has not been submitted to the Planning Department.

The adjacent properties to the subject property are A-O (agricultural-open space) District to the north, R-1 (single family residential) District to the east and south. The properties to west is R-3A District.

The property is currently vacant. Surrounding land uses include single-family residences and vacant land.

The Foresight McAllen Comprehensive Plan designates the future land use for this property as Auto Urban Single Family which is comparable to R-1 District.

The development trend for this area along La Lomita Road is mixed use of both R-1 and R-3A District.

The requested zoning does not conform to the Estate Residential land use designation as indicated on the Foresight McAllen Comprehensive Plan; however, the rezoning request provides opportunities for a variety of housing types throughout the city that responds to the residents' economic and social lifestyles.

A recorded subdivision plat is required prior to building permit issuance. Required park land dedication or a fee in lieu of land comprising \$700 per dwelling unit is required prior to recording a subdivision plat.

Staff has not received any calls or emails in opposition to the rezoning request.

Staff recommends approval of the rezoning request to R-3A (multifamily apartment residential) District as it will provide opportunities for a variety of housing types throughout the city that

responds to the residents' economic and social lifestyles.

Chairperson Mr. Michael Fallek asked if there was anyone present in opposition of the proposed rezoning permit. There was none.

Being no discussion, Mr. Jose Saldana moved to approve rezoning plan and Vice Chairperson Mr. Gabriel Kamel seconded the motion, which was approved with five members present and voting

- 3) Rezone from R-1 (single-family residential) District to C-3 (general commercial) District: 6.713 acres out of Lot 7, E.M. Card Survey No. 1 and out of Lot 14, Section 279, Tex-Mex Railway Company Survey Subdivision, Hidalgo County, Texas; 2300 Oxford Avenue. **(REZ2022-0024)**

Ms. Katia Sanchez stated that the property is located along the north side of Oxford Avenue, west side of 23<sup>rd</sup> Street. The tract has a total lot size of 6.713 acres.

The applicant is requesting C-3 (general commercial) District in order to construct a self-storage facility. A subdivision plat for a one lot subdivision under the name of Just A Closet Oxford Subdivision is currently under review. A feasibility plan has not been submitted to the Planning Department.

The adjacent properties to the subject property are R-1 (single-family residential) District in all directions.

The property is currently vacant. Surrounding land uses include single-family residences and vacant land.

The Foresight McAllen Comprehensive Plan designates the future land use for this property as Suburban Residential which is comparable to R-1 (single-family residential) District.

The development trend for residential properties along N. 23rd Street is single family residential use.

The requested zoning of C-3 does not conform to the Suburban Residential land use designation as indicated on the Foresight McAllen Comprehensive Plan. The property was zoned R-1 District during annexation in 1995. The property south of the subject property was rezoned to C-1 (office building) District in November, 2013 in order to use the building for office uses. The surrounding properties were zoned to R-1 district during annexation in 1995 and single family residential uses have been constructed. A rezoning request for C-3 District for a property to the north along the east side on N. 23rd Street by Oxford Avenue was disapproved in 2010.

The La Floresta Subdivisions with 292 total lots developed between the years 2013 and 2015 on the east side of N. 23rd Street. The Northgate Crossing Phase 2 Subdivision with 51 lots developed at the southeast corner of N. 23rd Street and Northgate Avenue in the year 2006. A 4-lot subdivision just south of the subject property named Northgate Lane Estates with the lots facing Northgate Avenue was processed in 2007 but was never recorded.



C-3 District allows any retail business personal services, business services, hospitals, hotels, restaurant with 51% food sales and any wholesale trade to a permitted retail operation. C-3 District is generally located along commercial corridors such as principal arterials and at major centers. 23<sup>rd</sup> Street is designated as a principal arterial.

Section 110-49(a) Vegetation Ordinance requires a masonry screen 8 ft. in height where a commercial, industrial or multifamily use has a side or rear property line in common with a single family use or zone.

Staff has not received any calls or emails in opposition to the rezoning request.

Staff recommends disapproval of the rezoning request to C-3 District since it does not follow the land use designation, nor does it follow the development trend along the area.

Chairperson Mr. Michael Fallek asked if there was anyone present in opposition of the proposed rezoning permit. There was none.

After a brief discussion with Mr. Joey Holland(P.O. Box 16, McAllen, TX), Vice Chairperson moved to approve rezoning and Mr. Marco Suarez seconded the motion, which was approved with five members present and voting.

- 4) Rezone from A-O (agricultural-open space) District to R-2 (duplex-fourplex) District: 7.929 acres out of Lot 397, John H. Shary Subdivision, Hidalgo County, Texas; 7301 North 48th Street. **(REZ2022-0029)**

- Ms. Katia Sanchez announced this case has been withdrawn as per applicants request. No action was required, no action taken.

- 5) Rezone from A-O (agricultural-open space) District to R-1 (single-family residential) District: 96.258 acres being all of Lots 1, 2, 3, 4 and 5, Block 1 all of Lot 7, Block 5, and out of Lots 6, 8, 9, and 10, Block 5, M and M Subdivision, Hidalgo County, Texas; 15401 North 29th Street. **(REZ2022-0030)**

Ms. Katia Sanchez stated that the property is located along the south side of Monte Cristo Road and west side of Rooth Road. The tract has a total lot size of 96.258 acres.

The applicant is requesting R-1 (single-family residential) District in order to construct single-family residences. A feasibility plan has not been submitted to the Planning Department.

The adjacent properties to the subject property are A-O (agricultural-open space) District in all directions.

The subject property currently is vacant. Surrounding land uses include vacant land.

The Foresight McAllen Comprehensive Plan designates the future land use for this property as Estate Residential which is comparable to R-1 (single-family residential) District.

The development trend for this area along Monte Cristo Road and Rooth Road land use is comprised of A-O District.

The requested zoning does conform to the Estate Residential land use designation. The rezoning

request provides opportunities for a variety of housing types throughout the city that responds to the residents' economic and social lifestyles.

The maximum number of dwelling units based on 96.258 acres are approximately 4,192 one-bedroom, 3,354 two-bedroom, and 2,795 three-bedroom units. Number of allowable units may change upon recordation of the plat.

A recorded subdivision plat is required prior to building permit issuance. Required park land dedication or a fee in lieu of land comprising \$700 per dwelling unit might be required prior to building permit issuance.

Staff has not received any calls or emails in opposition to the rezoning request.

Staff recommends approval of the rezoning request to R-1 District as it conforms to the Estate Residential land use designation and the rezoning request provides opportunities for a variety of housing types throughout the city that responds to the residents' economic and social lifestyles.

Chairperson Mr. Michael Fallek asked if there was anyone present in opposition of the proposed rezoning permit. There was none.

Being no discussion, Mr. Jose Saldana moved to approve rezoning and Mr. Emilio Santos Jr. seconded the motion, which was approved with five members present and voting.

- 6) Rezone from R-2 (duplex-fourplex residential) District to C-3 (general business) District: Lot 3, Quincy Subdivision, Hidalgo County, Texas; 1609 Quebec Avenue. **(REZ2022-0025)**

Mr. Marco Rivera stated that the property is located along the south side of Quebec Avenue. The tract has 60 feet of frontage along Quebec Avenue with a depth of 118.75 feet for a lot size of 7,125 square feet.

The applicant is requesting C-3 (general business) District in order to construct a parking lot and placement of a food truck. A feasibility plan has not been submitted to the Planning Department.

Adjacent zoning is C-3 (general business) District to the east, and west and R-2 (duplex-fourplex residential) District to the south.

The subject property is currently vacant. Surrounding land uses include Budget Car Rental, De La Vega Autoplex, Taco N' Todo, Cinemark Movies 6.

The Foresight McAllen Comprehensive Plan designates the future land use for this property as auto urban commercial. The proposed rezoning of the subject property conforms to the land use designation as indicated on the Foresight McAllen Comprehensive Plan.

The development trend for this area along Quebec Avenue is commercial use.

The requested zoning conforms to the auto urban commercial land use designation as indicated on the Foresight McAllen Comprehensive Plan.

Compliance with off-street parking, landscaping, and various building and fire codes are required as part of building permit for commercial development.

Staff has not received any calls or emails in opposition to the rezoning request.

Staff recommends approval of the rezoning request to C-3 District as it conforms to the development trend in the area and the city of McAllen comprehensive plan designation.

Chairperson Mr. Michael Fallek asked if there was anyone present in opposition of the proposed rezoning permit. There was none.

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve rezoning and Mr. Marco Suarez seconded the motion, which was approved with five members present and voting.

- 7) Rezone from R-4 (mobile home and modular home) District to R-2 (duplex-fourplex residential) District: Lot 17, Jennings Subdivision Unit No. 2, Hidalgo County, Texas; 5801 North Main Street. **(REZ2022-0026)**

Mr. Marco Rivera stated that the property is located at the northwest corner of north Main Street and Falcon Avenue. The tract has 75 feet of frontage along North Main Street with a depth of 110 feet for a lot size of 8,250 square feet.

The applicant is requesting R-2 (duplex-fourplex residential) District in order to construct a duplex. A feasibility plan has not been submitted to the Planning Department.

The adjacent zoning is R-4 (mobile home and modular home) District to the north, east and south. The adjacent zoning to the west is R-1 (single-family residential) District.

The property currently has an existing mobile home that will be removed for the new construction if the rezoning is approved. Surrounding land uses include single-family residences, and mobile homes.

The Foresight McAllen Comprehensive Plan designates the future land use for this property as Auto Urban Single Family. The proposed rezoning of the subject property does not conform to the land use designation as indicated on the Foresight McAllen Comprehensive Plan.

The development trend for this area along North Main Street is mobile home and single family uses.

The requested zoning does not conform to the Auto Urban Single Family land use designation as indicated on the Foresight McAllen Comprehensive Plan. R-2 (duplex-fourplex residential) District allows development for duplex, triplex, and fourplex uses.

Jennings Subdivision Unit No. 2 is an established Subdivision with mobile home and single family residential uses.

One e-mail was received in support of the rezoning request.

Staff recommends disapproval of the rezoning request to R-2 District as it does not conform to the

rezoning and development trends in the area.

Chairperson Mr. Michael Fallek asked if there was anyone present in opposition of the proposed rezoning permit. There was none.

Being no discussion, Mr. Marco Suarez moved to approve rezoning and Mr. Emilio Santos Jr. seconded the motion, which was approved with five members present and voting.

- 8)** Rezone from A-O (agricultural and open space) District to R-2 (duplex-fourplex residential) District: 11.015 acres out of Lot 397, John H. Shary Subdivision, Hidalgo County, Texas; 7208 North Taylor Road. **(REZ2022-0027)**

- Ms. Katia Sanchez announced this case has been withdrawn as per applicants request. No action was required, none was taken.

- 9)** Rezone from C-2 (neighborhood commercial) District to R-1 (single-family residential) District: 2.34 acres out of Lot 348, John H. Shary Subdivision, Hidalgo County, Texas; 5517 North Bentsen Road. **(REZ2022-0031)**

Mr. Marco Rivera stated that the property is located at the Southwest corner of Dove Avenue and North Bentsen Road. The tract has 295.72 feet of frontage along Bentsen Road with a depth and frontage along Dove Avenue of 345 feet for a lot size of 2.34 acres.

PROPOSAL: The applicant is requesting R-1 (single-family residential) District in order to demolish the current home and make it part of a proposed 45 lot single-family residential subdivision under the name of Dove Meadows Subdivision. The Planning and Zoning Commission approved the proposed Dove Meadows Subdivision in preliminary form on July 26, 2022.

The adjacent zoning is R-1 (single family residential) District in all directions.

There is an existing single family residence on the subject property. Surrounding land use is single family residential.

The Foresight McAllen Comprehensive Plan designates the future land use for this property as Auto Urban Single Family. The proposed rezoning and use of the subject property conforms to the land use designation as indicated on the Foresight McAllen Comprehensive Plan.

The development trend for this area along North Bentsen Road is single family residential.

The requested zoning conforms to the Auto Urban Single Family land use designation as indicated on the Foresight McAllen Comprehensive Plan.

The tract will be part of the proposed 45 lot Dove Meadows Subdivision.

An approved site plan and a recorded subdivision plat are required prior to building permit issuance. Required park land dedication or a fee in lien of land comprising \$700 per dwelling unit is required prior to recording a subdivision plat.

Staff has not received any calls or emails in opposition to the rezoning request.

Staff recommends approval of the rezoning request to R-1 District as it conforms to the Auto Urban Residential comprehensive plan designation.

Chairperson Mr. Michael Fallek asked if there was anyone present in opposition of the proposed rezoning permit. There was none.

Being no discussion, Mr. Gabriel Kamel moved to approve rezoning and Mr. Marco Suarez seconded the motion, which was approved with five members present and voting.

### **c) SUBDIVISION**

1. Vacating and Replat of Bann Subdivision Lot 2 and Bann, Lots 2A,2B,2C and 2D Subdivision, 2401 Quince Avenue, Nachito Enterprises, LLC **(SUB2022-0061)(FINAL)STIG**

Mr. Mario Escamilla stated that Quince Avenue: Dedication as needed for 30 ft.-32.5 ft. from centerline for 60 ft.- 65 ft. total ROW as dedication varies. Paving :\_Approximately existing 35 ft.- 45 ft Curb and gutter. Both Sides Include document numbers on plat and provide any documents as applicable regarding how existing ROW was dedicated. Show ROW dedication along Quince Avenue, as it varies. Label ROW dedications, from centerline, existing, total, etc. Finalize ROW requirements prior to recording. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. COM Thoroughfare Plan. N. 24th 1/2 Street: Proposing to maintain existing 50 ft. total ROW. Paving \_Approximately existing 30 ft. Curb and gutter. Both Sides. Include document numbers on plat and provide any documents as applicable regarding how existing ROW was dedicated. Revise street name as shown; N.24th 1/2 Street. Label ROW dedications, from centerline, existing, total, etc. Finalize ROW requirements prior to recording. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording COM Thoroughfare Plan Paving Curb & gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 900 ft. Block Length for R-3 Zone Districts Subdivision Ordinance: Section 134-118. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial and multi-family properties. Access service drive easement must be private and labeled as such on plat, finalize prior to recording. Private Access Service Drive Easement must be 24 ft. and in compliance with Fire and Public Works Department requirements. Proposed turn around (T-Head) must comply with Fire and Public Works Department maneuverability requirements, additional requirements may required as applicable, finalize prior to recording. Provide dimensions on plat of proposed turn around (T-Head). Private Access Service Drive Easement wording and layout must be finalized prior to recording. Dedication of Private Access Service Drive Easement outside of plat boundary must be done through separate instrument and labeled as such on plat, prior to recording. Recorded document number must be included on plat prior to recording. Additional plat notes may required as applicable regarding Private Access Service Drive Easement. Finalize Private Access Service Drive Easement requirements prior to recording. Subdivision Ordinance: Section 134-106. Front:20 ft. except 15 ft. for unenclosed carport only, or greater for easements or approved site plan, or in line with average setback, whichever is greater applies. Engineer submitted a variance to allow a 15ft. front setback for unenclosed carports only. The variance request allowing for a 15 ft. front setback for unenclosed

carports only was approved by the Planning and Zoning Commission at their meeting of July 26, 2022. Note wording must be finalized prior to recording. Zoning Ordinance: Section 138-356. Rear: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Revise plat note as shown above, finalize prior to recording. Proposing: 10 ft. or easement, whichever is greater. Zoning Ordinance: Section 138-356. Sides: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Revise plat note as shown above, finalize prior to recording. Proposing: 6 ft. or easement, whichever is greater; Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements or approved site plan, whichever is greater applies. Revise plat note as shown above, finalize prior to recording. Proposing 10 ft. or easement whichever is greater; Zoning Ordinance: Section 138-356. Garage: 18 ft. except where a greater setback is required, greater setback applies. Revise plat note as shown above, finalize prior to recording. Proposing 18 ft. except where greater setback is required; Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required along Quince Avenue and N. 24th 1/2 Street. Revise plat note as shown above, finalize prior to recording. Sidewalk requirements may increase to 5 ft. prior to final per Engineering Department requirements. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. Required 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Revise plat note as shown above, finalize prior to recording. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing : R-3A (Apartment Residential) District Proposed: R-3A (Apartment Residential) District Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. At the City Commission meeting of April 25th, 2022, the rezoning request was approved to R-3A District. Zoning Ordinance: Article V. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, Park fees apply at a rate of \$700 per dwelling unit. In this case Park fees amount to \$22,400 (\$700 X 32 dwelling units) and payable prior to plat recording. Park fees will be adjusted accordingly if proposed number of lots/dwelling unit changes. As per Traffic Department, Trip Generation waived for 4 multi-family lots. Must comply with City's Access Management Policy. Revise name as follows: Vacating and Replat of Bann Subdivision Lot 2 and Bann, Lots 2A, 2B, 2C and 2D Subdivision. Please update all necessary documents prior to recording. Need to submit a vacate and replat as plat restrictions are being changed. Vacate and replat plat submitted July 07, 2022. Please verify surrounding legal descriptions to ensure description matches recorded Documents.

Staff recommends approval of the subdivision in final form subject to conditions noted, and McAllen public utility board approval.

Being no discussion, Mr. Jose Saldana moved to approve subdivision replat and Mr. Marco Suarez seconded the motion, which was approved with four members present and voting and one member, Vice Chairperson Mr. Gabriel Kamel abstaining his vote.

### **3) SITE PLAN**

- a) Site plan approval for Lot 3D, Redbud Subdivision NO.2, 6600 North 23rd Street. **(SPR2022-0016)**

Ms. Katia Sanchez stated that the property is located on the east side of North 23rd Street, approximately 3700 feet south of Oriole Avenue. The property is zoned C-1 (office) District to the north, R-1 (single-family residential) District to the east and west, and C-2 (neighborhood commercial) to the south.

The applicant is proposing to construct and operate as a law office.

Based on the square footage of the proposed law office, 20 parking spaces are required, 22 parking spaces are provided on site. The required accessible parking spaces is 1, 2 accessible parking spaces are provided on site. Access to the site is along the North 23rd Street and an alley. Required landscaping for the lot is 2,250 square feet, 8,064 square feet is provided, with trees required as follows: 11 – 2 ½” caliper trees, or 6 – 4” caliper trees, or 3 – 6” caliper trees, or 6 palm trees. Minimum 10' wide landscape strip (5' wide with 3' hedge for properties less than 200' deep) required inside the property line along N. 23rd Street. Fifty percent of the landscaping must be visible in front areas, and each parking space must be within 100 feet of a landscaped area with a tree, as required by ordinance. A 5 feet wide sidewalk along North 23rd Street is required as per the Engineering Department. No part of gates for the dumpster enclosure to swing into Right-of-Way. No structures are permitted over easements.

The Building Permit Site Plan must comply with requirements noted on the development Team Review sheet.

As per Public Works Department, the applicant will need to provide a plan indicating:

1. Dumpster placed at the edge of the subject property meeting alley for ease of collection with side load collection truck (if the subject property is to be used, a dumpster enclosure is not required).

As per Utilities Engineering Department, the applicant will need to provide a utility layout indicating:

1. A two way clean out will be needed for the sewer service.
2. Updated details needed for water service installed matches up to date detail. It is recommended to have a separate water service for irrigation.

Staff recommends approval of the site plan subject to the conditions noted, paving and Building Permit requirements, requirements set forth by the Development Team, and the subdivision and zoning ordinances.

Being no discussion, Mr. Jose Saldana moved to approve site plan subject to conditions noted and Mr. Emilio Santos Jr. seconded the motion, which was approved with five members present and voting and one member.

#### 4) CONSENT

a) Nemont Estates II Subdivision, 7100 Mile 6 Road, Nemont Estates II, LP **(SUB2022-0087)(FINAL)BIG**

b) Neuhaus Estates Subdivision, 4229 Neuhaus Drive, Mario A. Salinas**(SUB2021-0148)(REVISED FINAL)MAS**

Being no discussion, Mr. Marco Suarez moved to approve final for items 4a and 4b. Mr. Jose Saldana seconded the motion, which was approved with five members present and voting.

6) Information: City Commission Actions from July 25, 2022

- No information was announced.

#### ADJOURNMENT:

There being no further business to come before the Planning & Zoning Commission, Mr. Marco Suarez adjourned the meeting at 3:13p.m. and Mr. Jose Saldana seconded the motion, which carried unanimously with five members present and voting.

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Chairperson Michael Fallek

ATTEST: \_\_\_\_\_  
Magda Ramirez, Administrative Assistant



## Memo

**TO:** Planning and Zoning Commission

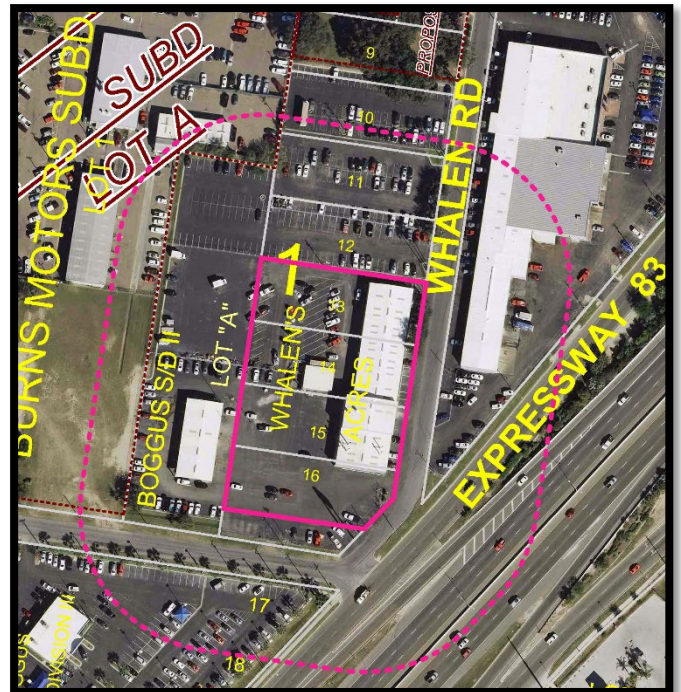
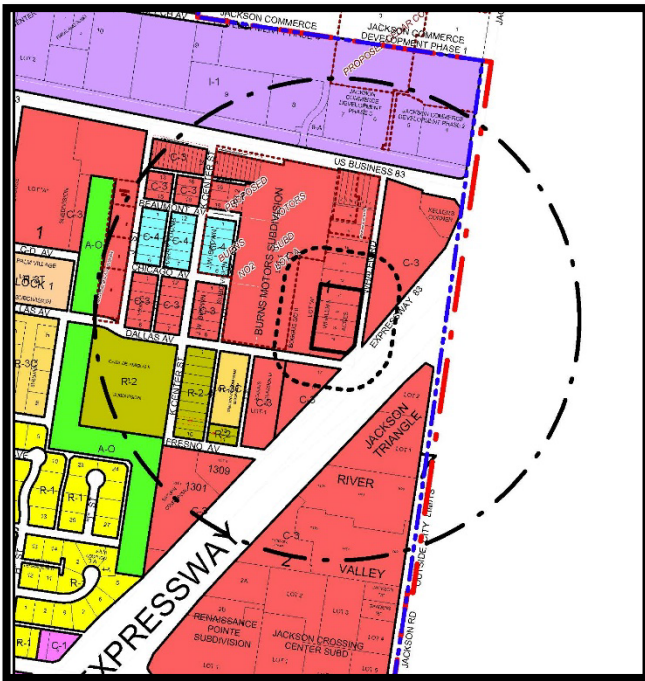
**FROM:** Planning Staff

**DATE:** August 10, 2022

**SUBJECT: REQUEST OF BOGGUS MS PROPERTIES LLC ON BEHALF OF CALIBER COLLISION, FOR A CONDITIONAL USE PERMIT, FOR LIFE OF THE USE, FOR AN AUTOMOTIVE SERVICE AND REPAIR (BODY SHOP), AT LOTS 13-16 WHALEN'S ACRES SUBDIVISION, HIDALGO COUNTY, TEXAS; 300 South WHALEN ROAD. (CUP2022-0103)**

### BRIEF DESCRIPTION:

The property is located along the west side of Whalen road between US Business 83 and Dallas Avenue. It is zoned C-3 (general business) District. The adjacent zoning is also C-3 (general business) District in all directions. An automotive service and repair business is allowed in a C-3 District with a Conditional Use Permit and in compliance with requirements.



### HISTORY:

This is an existing business but a change in tenant for this building requires a new Conditional Use Permit.

**REQUEST/ANALYSIS:**

The applicant is proposing to use the building as an auto body shop repair facility leased to Caliber Collision. This building already exists and is currently used for auto repair services run by Boggus.

There has been no calls in opposition of the Conditional Use Permit request.

Fire Department inspection has been completed. Should the conditional use permit be approved, the applicant would be required to sign the certificate acknowledging and agreeing to the conditions of the permit. The business must meet the requirements set forth in Section 138-281 of the Zoning Ordinance and specific requirements as follows:

- 1) A minimum lot size of 10,000 sq. ft. is required. The subject property is approximately 14,000 sq. ft.
- 2) All service, repair, maintenance, painting and other work shall take place within an enclosed area. The applicant is proposing to work inside the main structure.
- 3) Outside storage of materials is prohibited. The applicant indicated that there would be no outside storage including vehicles
- 4) The building where the work is to take place shall be at least 100 ft. from the nearest residence. The Building is adjacent to a C-3 district and a R-3C to the south west.
- 5) A 6 ft. opaque fence buffered the proposed use from any residential use or residentially zoned area is required. There is an existing chain link fence.
- 6) New buildings and conversions of existing buildings shall meet current building and fire code requirements concerning separation of high hazard uses from other occupancy use classifications.

**RECOMMENDATION:**

Staff recommends approval of the Conditional Use Permit request since it is an established business.

PZ 8/16/22



CITY OF McALLEN, TEXAS  
311 NORTH 15<sup>TH</sup> STREET, McALLEN, TX 78501  
P. O. BOX 220, McALLEN, TEXAS 78505-0220 • (956) 681-1250 • FAX (956) 681-1279

Permit No. CUP 2022-0103

## AUTOMOTIVE SERVICE AND REPAIR

CONDITIONAL USE PERMIT APPLICATION

(Please print or type)

Application Date 07 / 07 / 2022

Boggus MS Properties LLC c/o Caliber Collision *[Signature]* PHONE NO.: 956-430-7026  
Applicant (first) (initial) (last)

2521 S. Expressway 83 Harlingen Texas 78550 EMAIL: bboggus@aol.com  
Mailing Address (city) (state) (zip)

Boggus MS Properties LLC PHONE NO.: 956-430-7026  
Property Owner (first) (initial) (last)

2521 S. Expressway 83 Harlingen Texas 78550 EMAIL: bboggus@aol.com  
Mailing Address (city) (state) (zip)

300 S. Whalen McAllen, Texas 78501 *[Signature]*  
Property Location (street address)

Whalens Acres Subdivision Lots 13-16  
Property Legal Description (if metes and bounds, attach survey of the property) (subdivision) (block) (lot)

Auto Body Repair Facility Auto Body Repair Facility  
Current use of property Proposed use of property

TERM OF PERMIT: 1 YEAR XX MORE THAN 1 YEAR (requires City Commission approval)

### SITE PLAN (attach a drawing of the property showing the following)

Scale, north arrow, legal description of property Landscaping and fencing of yard  
Location and height of all structures Off-street parking and loading  
Setback from property lines and between structures Driveway location & design  
Proposed changes and uses Location, type, height and lighting of all signs

*[Signature]* 7/7/22 *[Signature]* 7/7/22  
(Applicant signature) (date) (Property owner signature) (date)

### GENERAL INFORMATION

**NOTIFICATION AND PUBLIC HEARING:** Property owners within 200' of the subject property shall be notified within at least 10 working days of the Planning and Zoning Commission public hearing. Upon considering the recommendation of the Director of Planning, the Planning and Zoning Commission shall approve or disapprove the application.

**APPEALS PROCEDURE:** Any decision of the Planning and Zoning Commission may be appealed to the City Commission by presenting a petition to the City Commission within 10 days after the decision of the Planning and Zoning Commission and specifying the grounds for the appeal. A vote of 3/4 of the City Commission is required to overrule a vote of the Planning and Zoning Commission denying a conditional use permit.

**CANCELLATION:** A conditional use permit is automatically cancelled if not used within 6 months.

**REVOCATION:** A conditional use permit may be revoked by the Planning and Zoning Commission at a public hearing upon failure of the applicant to remedy a violation of the conditions of the permit within a specified time period (10 to 30 days) as specified in a written notice to the applicant by the Code Enforcement Officer or Building Inspector.

**RENEWAL PERIOD:** A conditional use permit shall expire within 1 year unless otherwise specified by the Planning and Zoning Commission. Application for renewal of a permit shall be made prior to 20 days before permit expiration. A permit for more than 1 year shall be approved by the City Commission.

### COMMENT

Automotive repair as an accessory use to a permitted retail use, such as retail sale of automobiles or automotive parts is a permitted use in C-3 districts.  
Automotive repair as a primary use is a permitted use in C-4 to I-2 districts.

Automotive Service & Repair - Pg. 1 - REVISED 10/16

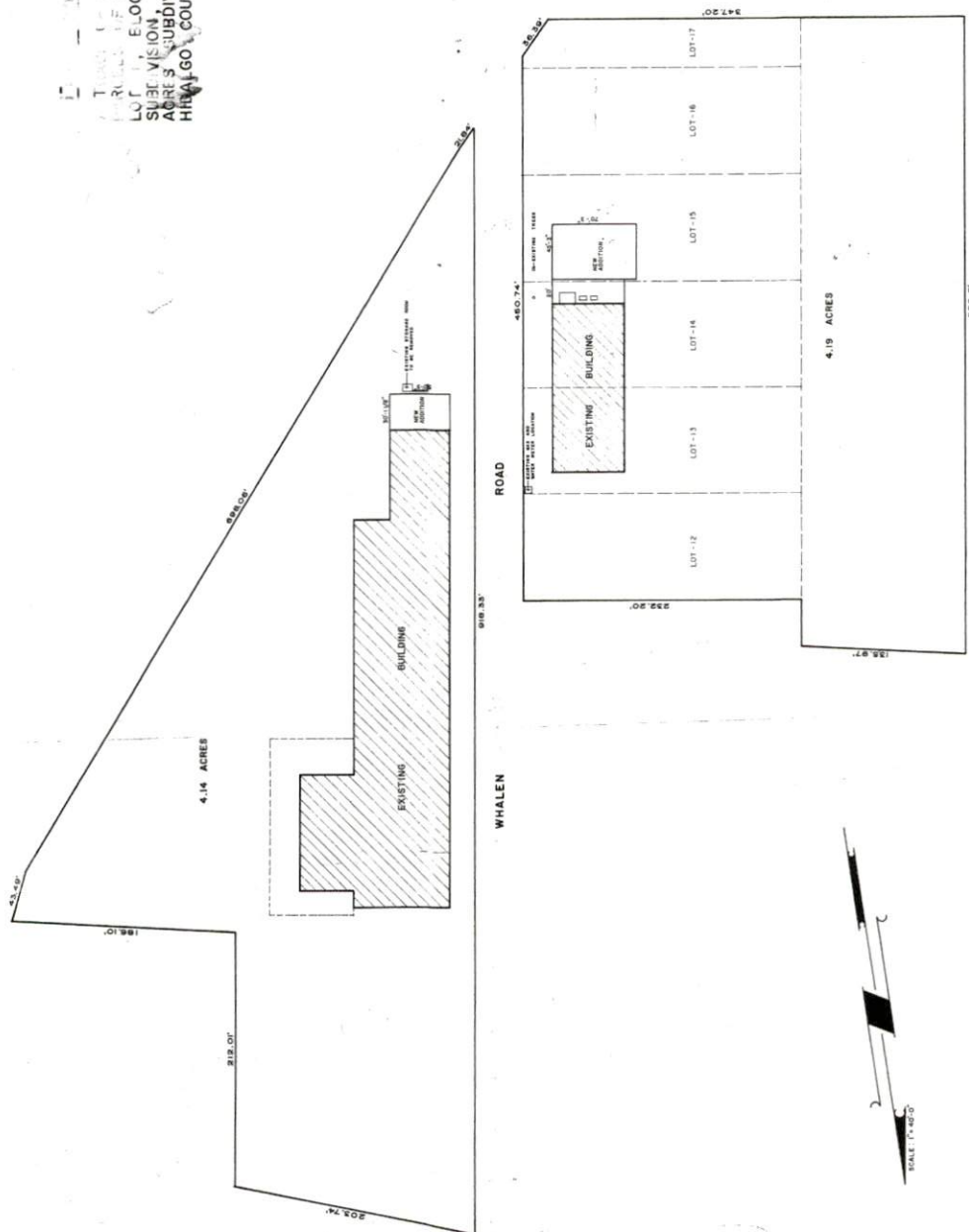



*[Signature]* H.C.

*[Signature]*



LOT 1, BLOCK 7, A. J. SUBDIVISION, AND PART ACRES 3, SUBDIVISION CITY OF ALLEN, HALL COUNTY, TEXAS.



RECEIVED  
JUL 11 2022  
BY: 

BOGGUS FORD  
MCKALLAN, TEXAS

**ANDIS & BRUNSON INC.**  
general contractors  
100 EAST EARLING RD. 562-662-6173  
PHARR, TEXAS

ALL RIGHTS RESERVED BY  
THIS COMPANY ARE THE  
PROPERTY OF AND  
WILLIAMSON, INC. AND MAY  
NOT BE USED WITHOUT  
WRITTEN AUTHORIZATION  
FROM ANDERSON & BRUNSON.

1. Name	2. Address	3. City	4. State	5. Zip
---------	------------	---------	----------	--------

ACREAGE:

AC. GROSS	
AC. E. DALLAS AVE. ROW	
AC. FRESNO AVE. ROW	
AC. WHELEN STREET ROW	
AC. 10-FOOT ALLEY ROW	
AC. NET	

PLAT SHOWING  
15.459 ACRES OF LAND CONSISTING OF  
4.472 ACRES OUT OF LOT 1, BLOCK 7  
A.J. MCCOLL SUBDIVISION  
VOL. 21, PAGE 75-8, H.C.M.R.  
5.723 ACRES BEING  
A PART OF A PORTION OF LOTS 4 AND 5,  
ALL OF LOTS 6 AND 7, A PORTION OF LOT  
ALL OF LOTS 9, 10, 11, 12, 13, 14, 15, 16  
PORTION OF LOT 17, PORTION OF A 10' A  
D A PORTION OF WHALEN STREET RIGHT-OF-  
WHALEN'S ACRES SUBDIVISION BEING  
VOLUME 7, PAGE 28, H.C.M.R.  
1.628 ACRES BEING  
ALL OF BOGGUS SUBDIVISION II  
VOLUME 32, PAGE 168-A, H.C.M.R.  
3.638 ACRES BEING  
ALL OF BOGGUS SUBDIVISION III  
VOLUME 36, PAGE 78-B, H.C.M.R.  
CITY OF McALLEN  
HIDALGO COUNTY, TEXAS

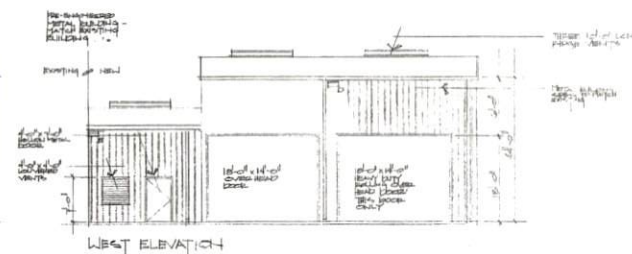
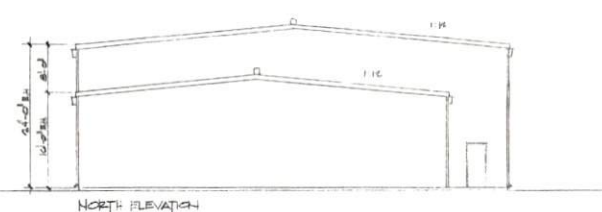
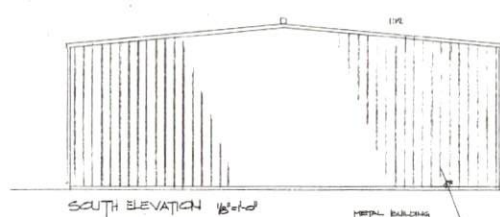
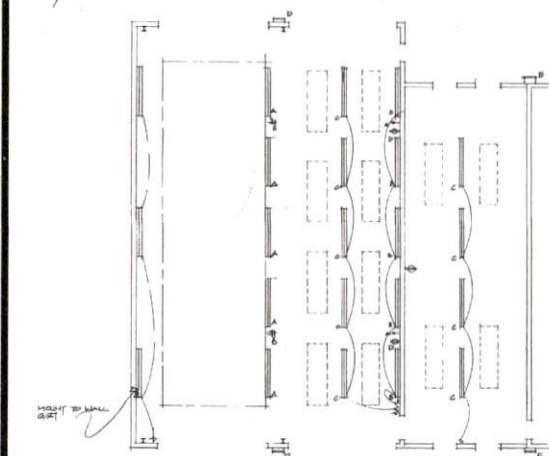
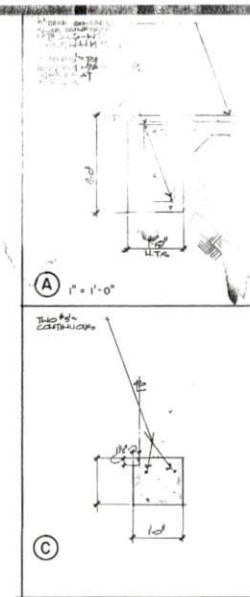
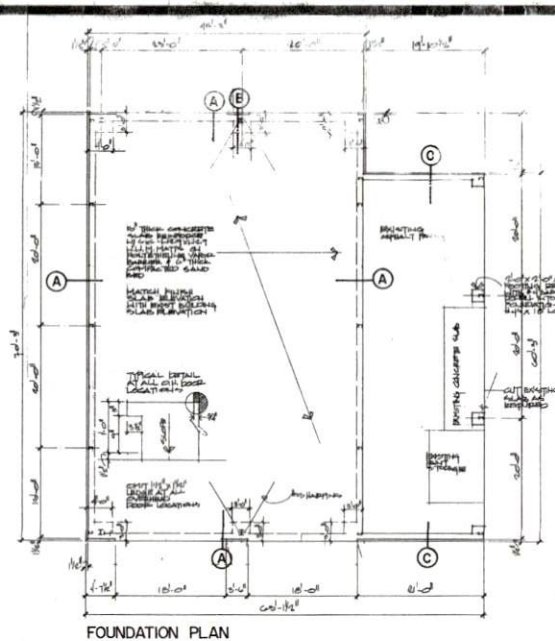
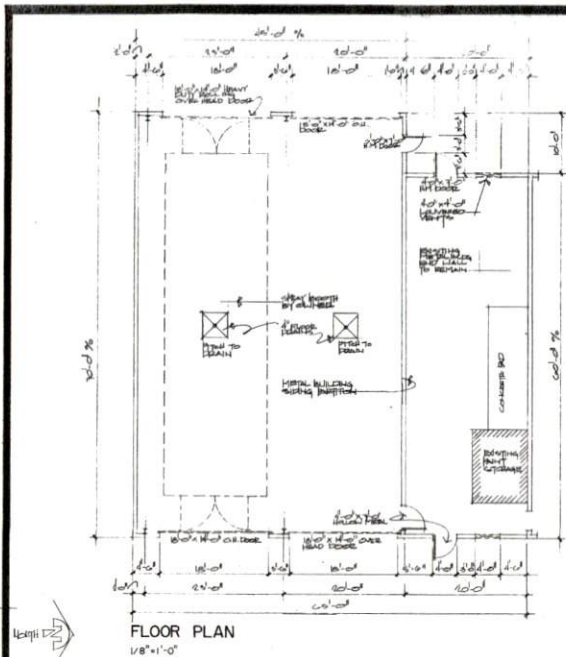
[illegible]

NOTES

1. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR
2. SURVEY WAS PREPARED WITHOUT THE BENEFIT OF TITLE COMMITMENT
3. NO EXCAVATIONS WERE DONE DURING THE PROGRESS OF THIS SURVEY. GAS LINES ARE SHOWN AS PER ABOVE-GROUND STRUCTURES.

[illegible]



ELECTRICAL & POWER PLAN

PLUMBING PLAN Legend


—B— AIR LINES OVER HEAD


—B— AIR LINES


—B— AIR LINES MOUNT TO SIDE OF PAINT SPRAY BOOTH

PROVIDES TWO (2) PLUMB DRAINS  
W/EE FLOOR PLAN

### LIGHT FIXTURE SCHEDULE


 A. 2nd LOSE 1st LAMP PLACEMENT  
 LIGHT INTENSITY - DIMINISHES  
 AT 2nd & 4th MILE CH. POINT BOOTH


 B. 2nd LOSE 1st LAMP PLACEMENT  
 LIGHT INTENSITY - DIMINISHES  
 AT 2nd & 4th MILE


 C. 2nd LOSE 1st LAMP PLACEMENT  
 LIGHT INTENSITY - DIMINISHES  
 FIRST & 4th MILE

1100 VOLT LINE DISCONTINUED  
 BY DEPT. OF TRANSPORTATION  
 PROJECT TO BE COMPLETED NEXT AT 60th  
 MILEPOINT TO BE COMPLETED

104 DUFURN WALL MOUNTED  
NET AT 50" FROM MOUNT TO COL

TURBINE AIR/LINE'S

NOTE:

CONSULT WITH SPRAY PAINT BOOTH  
MANUFACTURER FOR ELECTRICAL  
CONNECTIONS & CONSIDERABLE


 NEW WALL BRACKET  
 SURFACE MOUNT  
 BRUSH GUARANTEE LINE


 WALL BRACKET TO BE  
 RELOCATED  
 SURFACE MOUNT  
 BRUSH GUARANTEE LINE

NOTES  
ANY ALTERATIONS AND/OR  
ADDITIONS TO P.A. SYSTEM  
ARE NOT INCLUDED IN THIS  
QUOTE.

BOGGUS FORD  
TRUCK PAINT SHOP  
McALLEN, TEXAS

DESIGNS REPRESENTED IN THIS DRAWING ARE THE PROPERTY OF ANDIS & BRUNSON, INC. AND MAY NOT BE USED WITHOUT WRITTEN AUTHORIZATION FROM ANDIS & BRUNSON, INC.

EXPANDED
CHECKED
DATE :
REVISION



\* THE VALLEY'S BUILDERS

**ANDIS & BRUNSON INC.**  
general contractors  
100 EAST EARLING RD.      512-662-6173  
PHARR, TEXAS

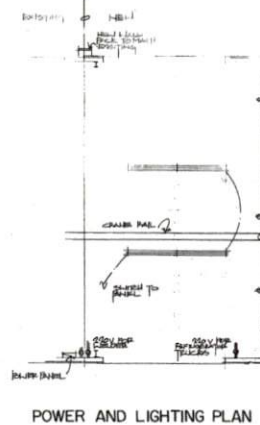
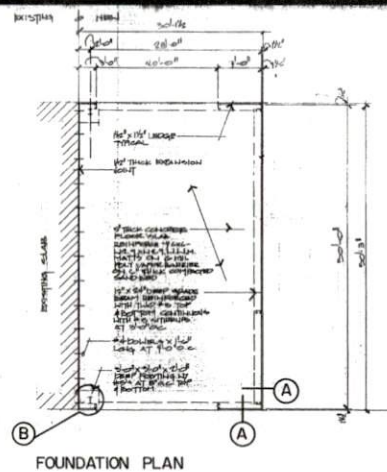
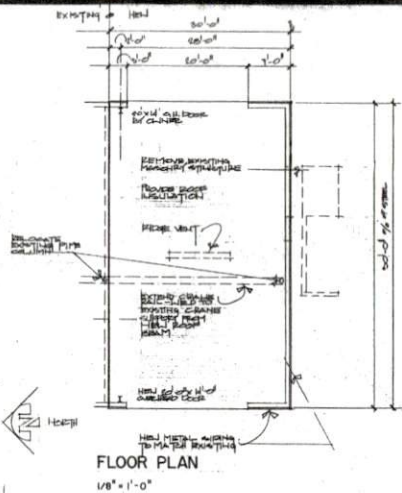
PROJECT IN

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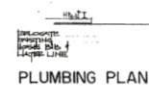
SHEET:

2

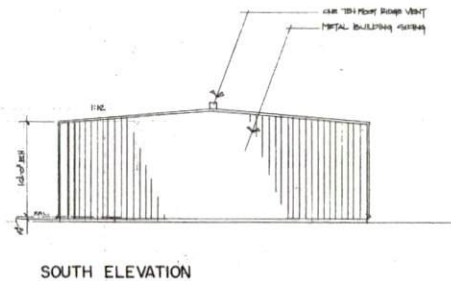
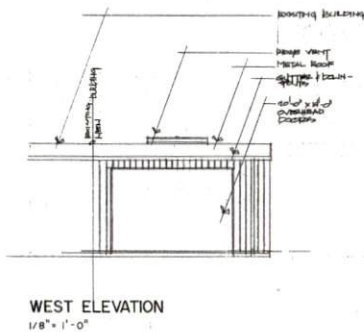
2 of 2



NOTE 1:  
SEE SHEET 1 FOR  
GENERAL NOTES  
AND SPECIFICATIONS  
FOR ALL WORK  
SHOWN ON THIS  
DRAWING.



NOTE 2:  
GENERAL LOCATION  
OF ALL WORK  
SHOWN ON THIS  
DRAWING.



BOGGUS FORD  
TRUCK SHOP  
McALLEN, TEXAS

DESIGNED BY  
ANDIS & BRUNSON INC.  
DATE: 10/1/80  
REVISIONS:

DRAWN BY  
ANDIS & BRUNSON INC.  
DATE: 10/1/80  
REVISIONS:



**ANDIS & BRUNSON INC.**  
general contractors  
100 EAST EARLING RD.  
PHARR, TEXAS 78577-0001

PROJECT NO.  
SHEET  
1 OF 2



# BOGGUS COLLISION CENTER

BOGGUS FORD  
COLLISION  
CENTER

CUSTOMER  
PARKING  
ONLY

NOTICE  
AUTO  
REPAIR  
FOR  
THIS PROPERTY  
CUP2022-0103

CITY OF MCALLEN PLANNING DEPT.  
956.481.1200  
WWW.MCALLE.NET



# Memo

**TO:** Planning and Zoning Commission

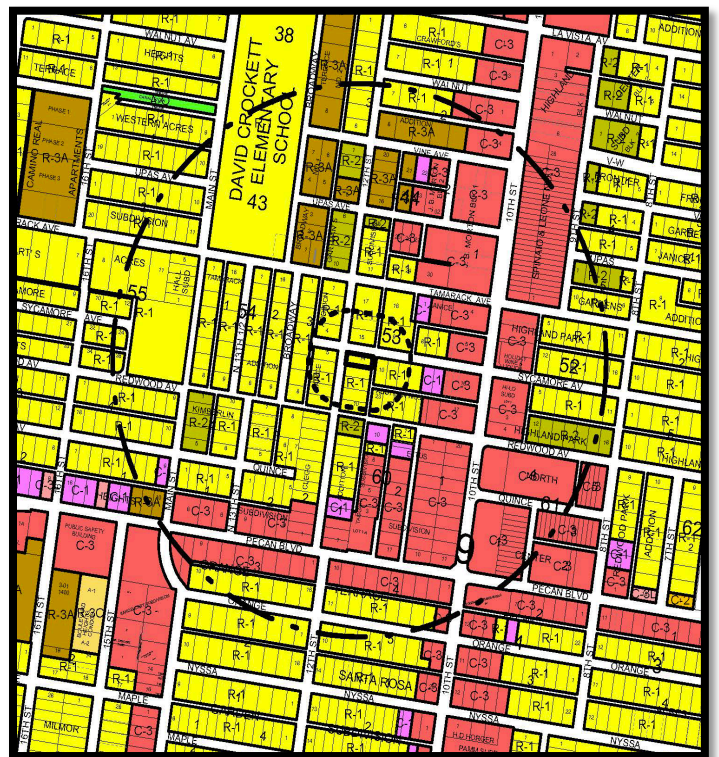
**FROM:** Planning Staff

**DATE:** August 11, 2022

**SUBJECT: REQUEST OF MAYRE HERNANDEZ, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, FOR A HOME OCCUPATION (HAIR STUDIO), AT LOT 14 JANICE ADDITION, HIDALGO COUNTY, TEXAS; 1818 NORTH 12<sup>TH</sup> STREET. (CUP2022-0108)**

## BRIEF DESCRIPTION:

The property is located at the southeast corner of Sycamore Avenue, and North 12<sup>th</sup> street. The property is zoned R-1 (single family residential) District. The adjacent zoning is R-1 district in all directions. Surrounding land uses include single-family residences. A home occupation is permitted in the R-1 district with a Conditional Use Permit and in compliance with requirements.



## HISTORY:

This is the initial proposal for a Conditional Use Permit for the use of a hair salon at that location

## REQUEST/ANALYSIS:

The applicant is proposing to operate a hair salon from an approximately 107 sq. ft. area of the existing 1,266 sq. ft residence. The proposed hours of operation are Monday- Saturday from

10:00 AM- 7:00 PM. The applicant stated that she will have one employee. The staff verified the ownership of the property.

Staff received several calls in opposition of the Conditional Use Permit request for the proposed hair salon. Residents are concerned with parking and the use of the home, and feel like this addition to the neighborhood would not be beneficial in any way.

Should the conditional use permit be approved, the applicant would be required to sign the certificate acknowledging and agreeing to the conditions of the permit. The occupation may not be operational until the issuance of the certificate. The Fire Department and the Health Department have inspected the building, and inspections were satisfactory. The business must comply with requirements set forth in Section 138-118(1) of the Zoning Ordinance and the specific requirements are as follows:

- 1) The home occupation must be clearly secondary to the residential use;
- 2) No signs are permitted. No sign is proposed or installed;
- 3) There shall be no exterior display or alterations indicating that the building is being used for any purpose other than that of a dwelling;
- 4) There shall be no more than one additional unrelated employee other than immediate members of the family residing on the premises.
- 5) There shall be no outside storage of materials or products. The applicant does not propose any outside storage;
- 6) The permitted use shall not create frequent or heavy traffic, not greater than ten percent (10%) of the average load per hour as determined by the city traffic engineer. The applicant stated that customers would visit by appointment only within the hours of 10 AM. and 7 PM.;
- 7) No retail sales (items can be delivered). The applicant did not propose any retail sales from home;
- 8) No additions to the residence or accessory building specifically to accommodate the business. The applicant proposes no additions or accessory building to accommodate the business;
- 9) The business must take place in the primary residential structure on the property rather than in a detached garage or separate accessory building. The occupation is proposed to take place in the primary residential structure; and
- 10) The activity must take place at the location of which the permit was issued.

**RECOMMENDATION:**

Staff recommends approval of the request, for one year, subject to compliance with the requirements in Section 138-118(1) of the Zoning Ordinance and Fire Department requirements.



PZ 8/16/22



CITY OF McALLEN, TEXAS  
311 NORTH 15<sup>TH</sup> STREET, McALLEN, TX 78501  
P. O. BOX 220, McALLEN, TEXAS 78505-0220 • (956) 681-1250 • FAX (956) 681-1279

Permit No. CUP 2022-0103

## AUTOMOTIVE SERVICE AND REPAIR

CONDITIONAL USE PERMIT APPLICATION

(Please print or type)

Application Date 07 / 07 / 2022

Boggus MS Properties LLC

c/o Caliber Collision

PHONE NO.: 956-430-7026

Applicant (first) (initial) (last)

2521 S. Expressway 83 Harlingen Texas 78550

EMAIL: bboggus@aol.com

Mailing Address (city) (state) (zip)

Boggus MS Properties LLC

PHONE NO.: 956-430-7026

Property Owner (first) (initial) (last)

2521 S. Expressway 83 Harlingen Texas 78550

EMAIL: bboggus@aol.com

Mailing Address (city) (state) (zip)

300 S. Whalen  
Property Location (street address)

McAllen, Texas 78501

Whalens Acres Subdivision Lots 13-16

Property Legal Description (if metes and bounds, attach survey of the property) (subdivision) (block) (lot)

Auto Body Repair Facility

Auto Body Repair Facility

Current use of property

Proposed use of property

TERM OF PERMIT: 1 YEAR

XX MORE THAN 1 YEAR (requires City Commission approval)

### SITE PLAN (attach a drawing of the property showing the following)

Scale, north arrow, legal description of property

Landscaping and fencing of yard

Location and height of all structures

Off-street parking and loading

Setback from property lines and between structures

Driveway location & design

Proposed changes and uses

Location, type, height and lighting of all signs

(Applicant signature)

(date)

(Property owner signature)

(date)

### GENERAL INFORMATION

**NOTIFICATION AND PUBLIC HEARING:** Property owners within 200' of the subject property shall be notified within at least 10 working days of the Planning and Zoning Commission public hearing. Upon considering the recommendation of the Director of Planning, the Planning and Zoning Commission shall approve or disapprove the application.

**APPEALS PROCEDURE:** Any decision of the Planning and Zoning Commission may be appealed to the City Commission by presenting a petition to the City Commission within 10 days after the decision of the Planning and Zoning Commission and specifying the grounds for the appeal. A vote of 3/4 of the City Commission is required to overrule a vote of the Planning and Zoning Commission denying a conditional use permit.

**CANCELLATION:** A conditional use permit is automatically cancelled if not used within 6 months.

**REVOCATION:** A conditional use permit may be revoked by the Planning and Zoning Commission at a public hearing upon failure of the applicant to remedy a violation of the conditions of the permit within a specified time period (10 to 30 days) as specified in a written notice to the applicant by the Code Enforcement Officer or Building Inspector.

**RENEWAL PERIOD:** A conditional use permit shall expire within 1 year unless otherwise specified by the Planning and Zoning Commission. Application for renewal of a permit shall be made prior to 20 days before permit expiration. A permit for more than 1 year shall be approved by the City Commission.

### COMMENT

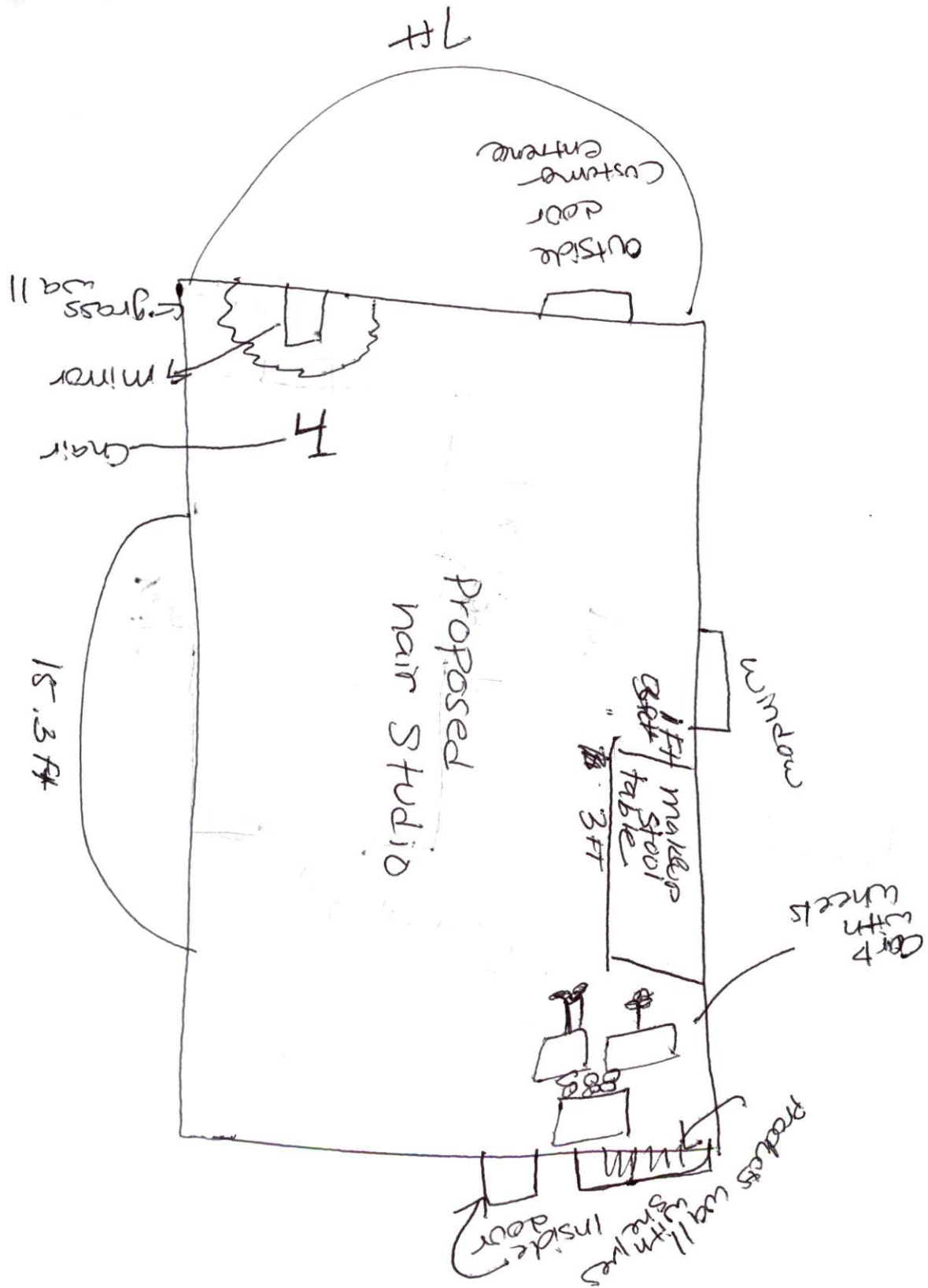
Automotive repair as an accessory use to a permitted retail use, such as retail sale of automobiles or automotive parts is a permitted use in C-3 districts.  
Automotive repair as a primary use is a permitted use in C-4 to I-2 districts.

Automotive Service & Repair - Pg. 1 - REVISED 10/16



Handwritten signature and initials

Handwritten signature and initials

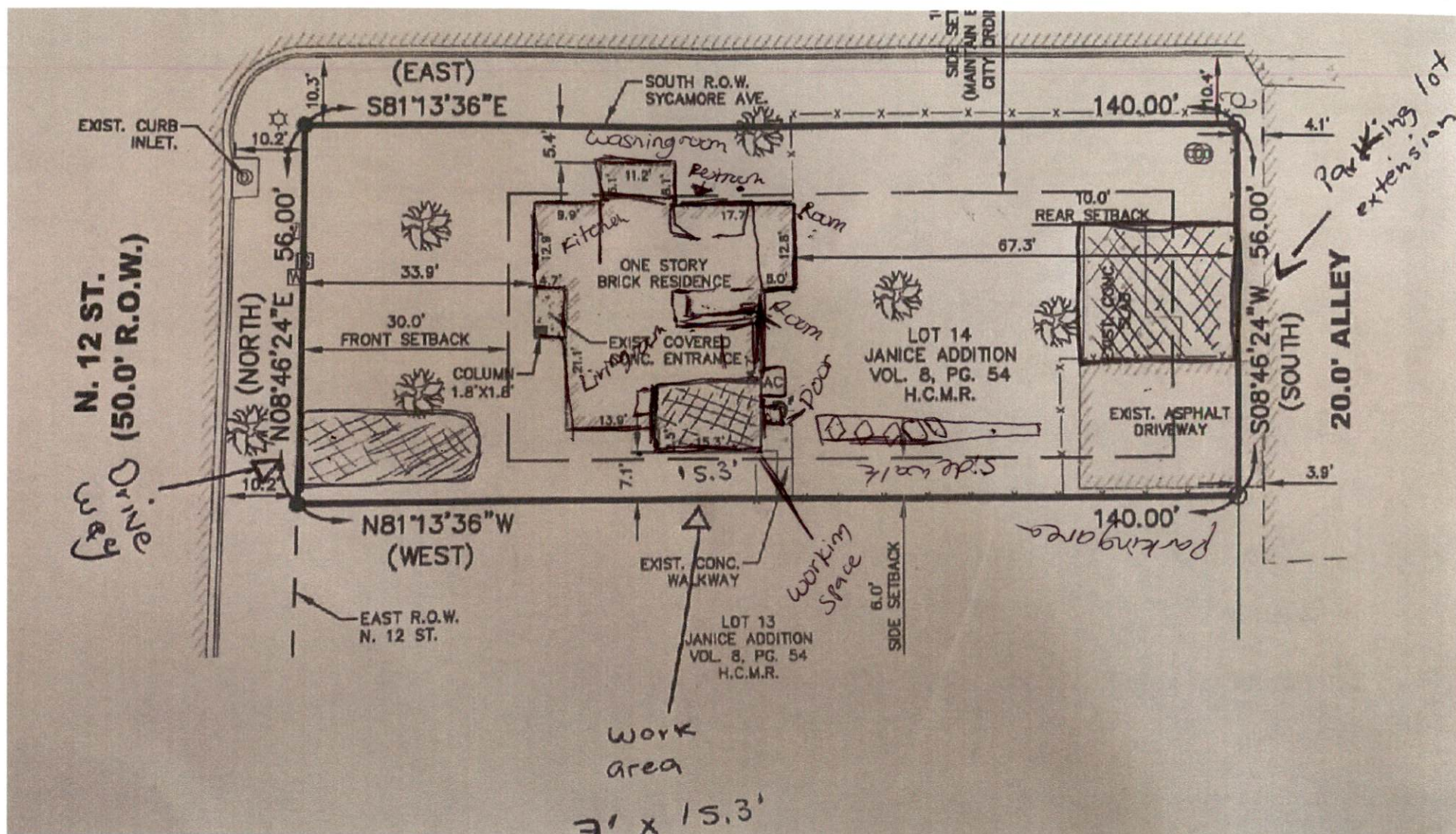


**ENTERED**

JUL 19 2022

Initial: Nm









**NOTICE  
HOME  
OCCUPATION  
FOR  
THIS PROPERTY  
CUP2022-0108**

 CITY OF MCALLEN PLANNING DEPT.  
956-681-1250  
WWW.MCALLE.NET





# Planning Department

## Memo

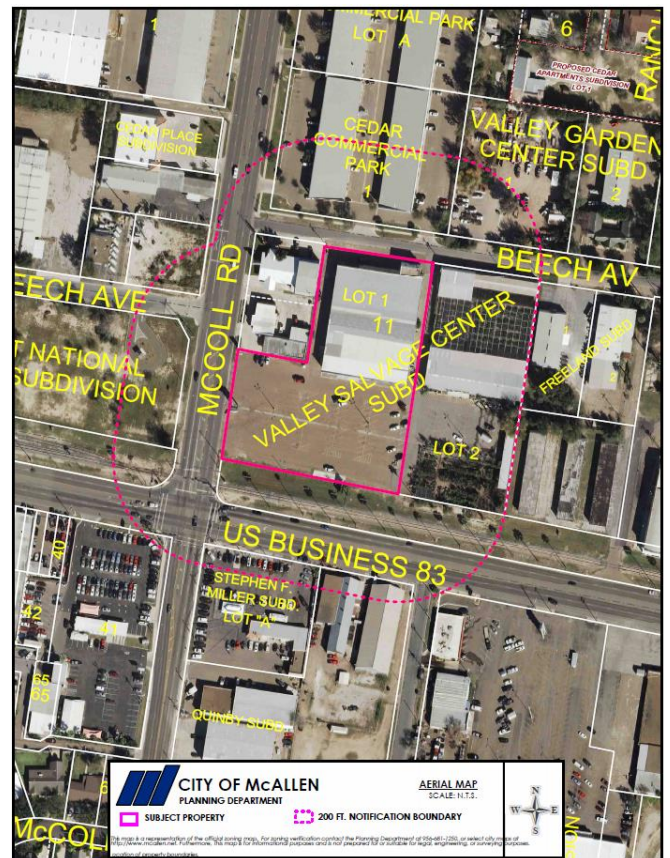
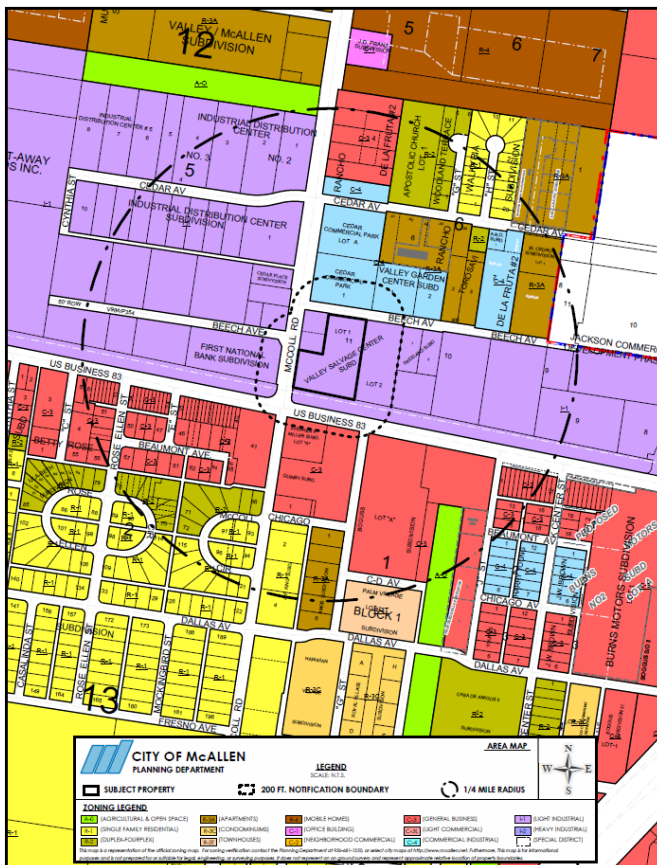
**TO:** Planning and Zoning Commission

**FROM:** Planning Staff

**DATE:** August 10, 2022.

**SUBJECT:** REQUEST OF RAMON R. MARTINEZ FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, AND ADOPTION OF AN ORDINANCE FOR A FOOD TRUCK PARK AT LOT 1, VALLEY SALVAGE CENTER SUBDIVISION, HIDALGO COUNTY, TEXAS; 701 EAST HIGHWAY 83. (CUP2022-0107).

**BRIEF DESCRIPTION:** The subject property is located north of East Highway 83 on the corner of North McColl Road and East Beech Avenue. The subject property is zoned L-1 (light industrial) District. The adjacent zones to the south, east, and across McColl Road to the West, are also L-1 District, with a C-4 (commercial industrial) District across East Beech Avenue to the north. A food truck park is a permitted use under an L-1 District, subject to compliance to a Conditional Use Permit's requirements.



**REQUEST/ANALYSIS:** The applicant is proposing to operate a food truck park on the subject property (which currently serves as a parking lot area). This is the initial application for such use at this location. According to the applicant, 150 parking spaces (not including spaces for food trucks and tables) will be available on the subject property for the general public. The food truck park's proposed days and hours of operation would be 8:00 AM to 12:00 AM Monday through Sunday.

The Fire and Health Departments have completed their inspections and found no violations.

The food truck park and its vendors must comply with the requirements set forth in Section 54-51 of the Zoning Ordinance for mobile food vendors and the following specific requirements:

- 1) The property line of the lot must be at least 200 feet from the nearest residence or residentially zoned property;
- 2) The name, address, phone number and email address of a contact person who shall be available 24 hours per day, 7 days per week for the purposes of responding to complaints regarding the operation of the mobile food vendor court;
- 3) Mobile food vendor courts shall not operate between the hours of 2:00 AM and 7:00 AM;
- 4) Each mobile food vendor court shall provide access to a restroom on or within 600 feet of the property lines of the track of land on which it is situated;
- 5) Mobile food vendor courts must provide one (1) garbage receptacle, to hold a minimum of thirteen (13) gallons, per each vendor located on premises for public use. This requirement is in addition to the receptacles required of each individual vendor;
- 6) Mobile food trucks may not be placed or parking on unimproved surfaces;
- 7) Adequate lighting, as determined by the Health Director, to enable clear and unobstructed visibility of mobile food vendors and patrons shall be provided at all entrances and exits of the mobile food vendor court;
- 8) Mobile food vendor courts shall provide on-premise parking areas sufficient to accommodate staffing needs and seating areas.

The Planning Department has not received any phone calls, emails, or letters in opposition of the Conditional Use Permit request.

**RECOMMENDATION:**

Staff recommends approval of the Conditional Use Permit request subject to compliance with the above mentioned requirements.



PNZ- 8/16/22  
CC- 9/12/22



CITY OF McALLEN, TEXAS

311 NORTH 15<sup>TH</sup> STREET, McALLEN, TX 78501

P. O. BOX 220, McALLEN, TEXAS 78505-0220 • (956) 681-1250 • FAX (956) 681-1279

**FOOD TRUCK PARKS**

Permit No. Cupama-0107

.....CONDITIONAL USE PERMIT APPLICATION .....

(Please print or type)

Application Date 7 / 19 / 22

Applicant Ramon R Martinez (Believe Investments LLC) 956-532-5873  
(first) (initial) (last) PHONE NO.

Mailing Address 701 E US Hwy 83 McAllen, Tx 78501 mtzappliance@gmail.com  
(city) (state) (zip) EMAIL

Property Owner Ramon R Martinez (Believe Investments LLC) 956-532-5873  
(first) (initial) (last) PHONE NO.

Mailing Address 304 Ashley Ct. Pharr, Tx 78577 mtzappliance@gmail.com  
(city) (state) (zip) EMAIL

Property Location 701 E US Hwy 83  
(street address)

Property Legal Description (if metes and bounds, attach survey of the property) Valley Salvage Center Lot 1  
(subdivision) (block) (lot)

Current use of property Parking Lot Proposed use of property Food Trucks Park

TERM OF PERMIT: ☒ 1 YEAR ☐ N/A MORE THAN 1 YEAR (requires City Commission approval)

DAYS AND HOURS OF OPERATION: 8am - 12am Monday - Sunday

**FLOOR PLAN & SITE PLAN** (attach a drawing of the property showing the following)

- |   |   |
|---|---|
| <input type="checkbox"/> Scale, north arrow, legal description of property  | <input type="checkbox"/> Landscaping and fencing of yard                  |
| <input type="checkbox"/> Location and height of all structures              | <input type="checkbox"/> Off-street parking and loading                   |
| <input type="checkbox"/> Setback from property lines and between structures | <input type="checkbox"/> Driveway location & design                       |
| <input type="checkbox"/> Proposed changes and uses                          | <input type="checkbox"/> Location, type, height and lighting of all signs |

[Signature]  
(Applicant signature)

7-19-22  
(date)

[Signature]  
(Property owner signature)

7-19-22  
(date)

**GENERAL INFORMATION**

**NOTIFICATION AND PUBLIC HEARING:** Property owners within 200' of the subject property shall be notified within at least 10 working days of the Planning and Zoning Commission public hearing. Upon considering the recommendation of the Director of Planning, the Planning and Zoning Commission shall approve or disapprove the application.

**APPEALS PROCEDURE:** Any decision of the Planning and Zoning Commission may be appealed to the City Commission by presenting a petition to the City Commission within 10 days after the decision of the Planning and Zoning Commission and specifying the grounds for the appeal. A vote of 3/4 of the City Commission is required to overrule a vote of the Planning and Zoning Commission denying a conditional use permit.

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**REVOCATION:** A conditional use permit may be revoked by the Planning and Zoning Commission at a public hearing upon failure of the applicant to remedy a violation of the conditions of the permit within a specified time period (10 to 30 days) as specified in a written notice to the applicant by the Code Enforcement Officer or Building Inspector.

**RENEWAL PERIOD:** A conditional use permit shall expire within 1 year unless otherwise specified by the Planning and Zoning Commission. Application for renewal of a permit shall be made prior to 20 days before permit expiration. A permit for more than 1 year shall be approved by the City Commission.

Case Number: _____	<input type="checkbox"/> Routed
P&Z meeting: _____	<input type="checkbox"/> Scanned      Receipt No.: _____

**DEFINITIONS**

Mobile food vendor courts (food truck parks)- Any tract of land where three (3) or more mobile food vendors congregate to offer food or beverages for sale to the public.

Mobile food vendors - Any business which sells edible goods from a non-stationary location within the city.

**ENTERED**

SOL 19 2022  
Initial: AK

FOR OFFICIAL USE ONLY

APPLICATION FILING FEE: ☐ \$300 New ☐ \$150 Appeal  
cash/check # \_\_\_\_\_ Amount paid \_\_\_\_\_

**ZONING DISTRICT REQUIREMENTS**

REQUIRED ZONING DISTRICT: C-3, C-4, I-1, I-2

CURRENT ZONING DISTRICT: \_\_\_\_\_

REZONING REQUIRED: ☐ NO

☐ YES, attach rezoning application

SETBACKS: FRONT \_\_\_\_\_ SIDE \_\_\_\_\_ REAR \_\_\_\_\_

MAXIMUM HEIGHT: \_\_\_\_\_

MINIMUM LOT SIZE: \_\_\_\_\_

**CONDITIONAL USE REQUIREMENTS**

The proposed use meets all the minimum standards established in applicable city ordinances; and will not be detrimental to the health, welfare and safety of the surrounding neighborhood or its occupants, nor be substantially or permanently injurious to neighboring properties.

**GENERAL REQUIREMENTS:**

1. No form of pollution shall emanate beyond the immediate property line of the permitted use.
2. Additional reasonable restrictions or conditions such as increased open space, loading and parking requirements, suitable landscaping, curbing, sidewalks or other similar improvements may be imposed in order to carry out the spirit of the Zoning Ordinance or mitigate adverse effects of the proposed use.

**SPECIFIC REQUIREMENTS:**

1. The property line of the lot of any of the abovementioned businesses must be at least 200 feet from the nearest residence or residentially zoned property.  
**Requirement:** \_\_\_\_\_
2. The name, address, phone number and email address of a contact person who shall be available 24 hours per day, 7 days per week for the purposes of responding to complaints regarding the operation of the mobile food vendor court.  
**Requirement:** \_\_\_\_\_
3. Mobile food vendor courts shall not operate between the hours of 2:00 a.m. and 7:00 a.m.  
**Requirement:** \_\_\_\_\_
4. Each mobile food vendor court shall provide access to a restroom on or within 600 feet of the property lines of the tract of land on which it is situated.  
**Requirement:** \_\_\_\_\_
5. Mobile food vendor courts must provide one (1) garbage receptacle, to hold a minimum of thirteen (13) gallons, per each vendor located on premises for public use. This requirement is in addition to the receptacles required of each individual vendor.  
**Requirement:** \_\_\_\_\_
6. Mobile food vendors may not be placed or parking on unimproved surfaces.  
**Requirement:** \_\_\_\_\_
7. Adequate lighting, as determined by the Health Director, to enable clear and unobstructed visibility of mobile food vendors and patrons shall be provided at all entrances and exits of the mobile food vendor court.  
**Requirement:** \_\_\_\_\_
8. Mobile food vendor courts shall provide on-premise parking areas sufficient to accommodate staffing needs and seating areas.  
**Requirement:** \_\_\_\_\_

**DEPARTMENTAL REQUIREMENTS**

REQUIRED CONDITIONS	DEPARTMENT	MONTH/DAY
Complies with regulations	Health Inspection	/
Meet standard requirements	Fire Inspection	/
Subject to Section: 138-118 & 54-52	Planning	/
Permit #	Building/Electrical/Plumbing	/
	Other	/

**CITY BOARD REQUIREMENTS**

PLANNING & ZONING COMMISSION DATE \_\_\_\_ / \_\_\_\_ / \_\_\_\_ APPROVED \_\_\_\_ DISAPPROVED \_\_\_\_ 1 YEAR \_\_\_\_ OTHER \_\_\_\_  
REQUIRED CONDITIONS: \_\_\_\_\_

CITY COMMISSION DATE \_\_\_\_ / \_\_\_\_ / \_\_\_\_ APPROVED \_\_\_\_ DISAPPROVED \_\_\_\_ 1 YEAR \_\_\_\_ OTHER \_\_\_\_  
REQUIRED CONDITIONS: \_\_\_\_\_

**ACKNOWLEDGEMENT AND AGREEMENT TO CONDITIONS**

Note: Approval of this permit does not constitute approval to construct, alter or repair. Appropriate building permits must be obtained. The foregoing is a true and correct description of the existing conditions and contemplated action and I will have full authority over the operation and/or construction of same, and hereby agree to comply with all ordinances of the City and applicable Deed Restrictions and assume all responsibility for such compliance. I further agree to discontinue any violations of the conditions of the permit upon notice given to me or anyone in charge of the above property by the Code Enforcement Officer. If the permit is revoked I agree to cease operation of the use upon notification of revocation. I understand that any violation of this ordinance is subject to a Five Hundred Dollar (\$500.00) fine for each day of violation. Please note that approval of this permit may result in a higher sanitation rate on your utility bill.

(Applicant signature) \_\_\_\_\_

(date) \_\_\_\_\_

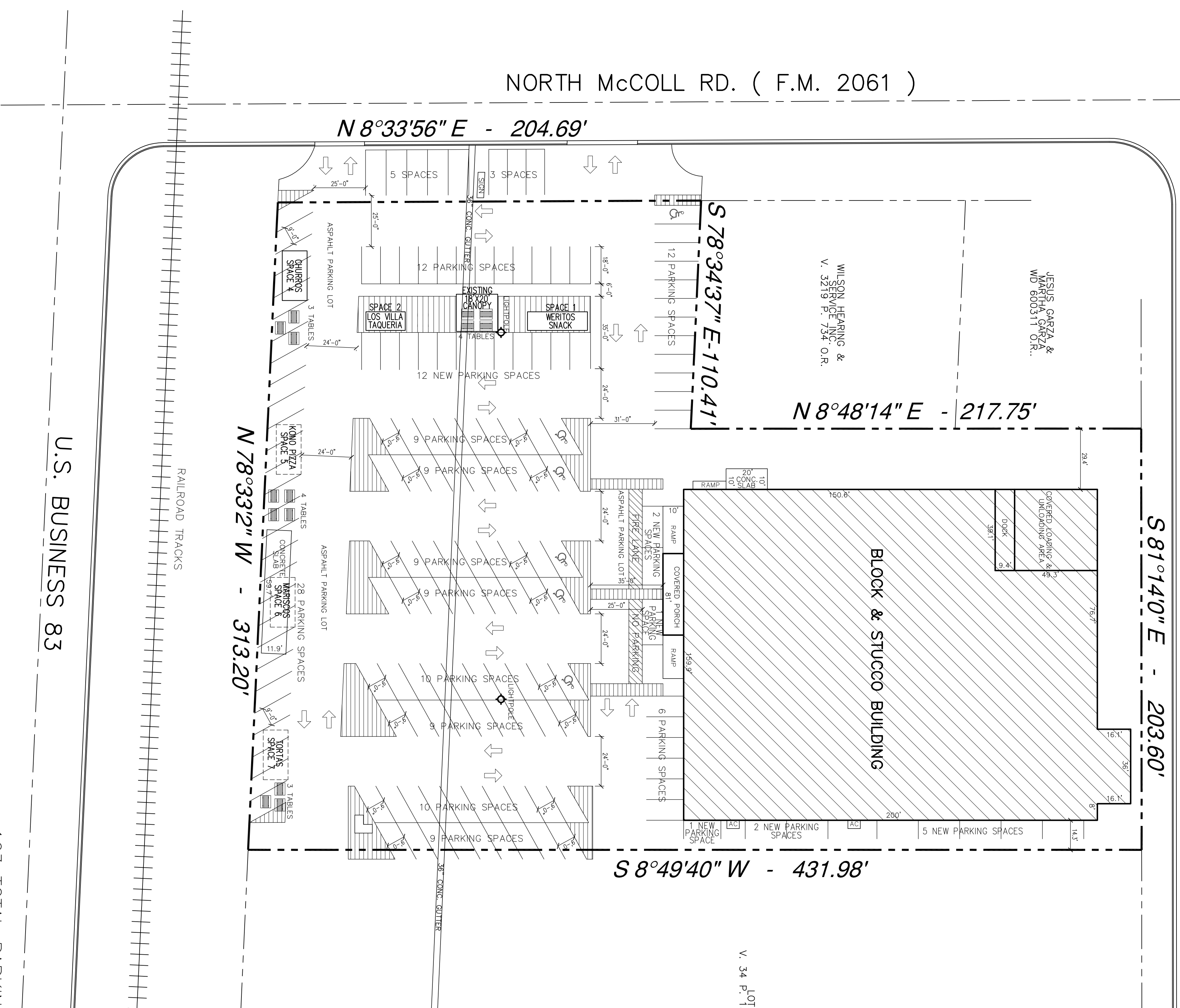
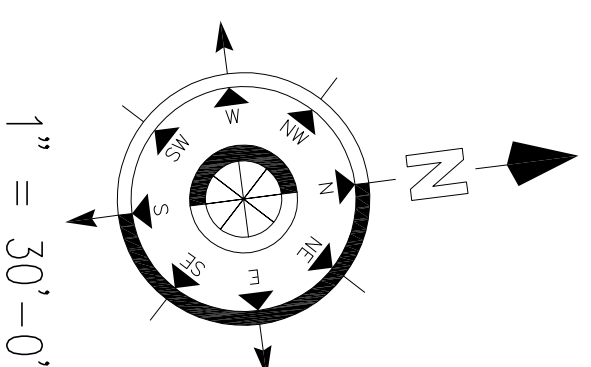
In consideration of the above application, a permit is hereby granted for the above action conditioned upon the terms and specifications set forth above, and the faithful observance of all provisions of the City Building Code, Zoning Ordinance, and all other ordinances applicable to the same.

City Manager (or Agent) \_\_\_\_\_

(date) \_\_\_\_\_



EAST BEECH AVE.



**701 U.S. BUSINESS 83  
MCALLEN, TX.**

# SITE PLAN

THIS IS NOT A SURVEY

163 TOTAL PARKING SPACES  
6 HADICAP PARKING SPACES PROVIDED  
PARKING SPACES MINIMUM SIZE 9'x18'

**Martinez**  
FURNITURE AND APPLIANCE

Project: **MARTINEZ  
FOOD PARK**

701 U.S. BUSINESS 83  
MCALLEN, TX.

Contents:

**EXISTING  
SITE PLAN**

SHEET NUMBER  
**SITE**  
1 OF 1

# MAP OF VALLEY SALVAGE CENTER SUBDIVISION

BEING 4.939 ACRES OUT OF LOT 11  
RANCHO DE LA FRUTA SUBDIVISION NO.2  
AS RECORDED IN VOLUME 1, PAGE 34, H.C.M.R.  
AND OUT OF AN ABANDONED CANAL ADJACENT TO THE  
SOUTH LINE OF SAID LOT 11  
LOCATED IN McALLEN, HIDALGO COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS VALLEY SALVAGE CENTER SUBDIVISION TO THE CITY OF McALLEN, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINAGE EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS, AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I WILL CAUSE TO BE INSTALLED THEREON SHOWN OR NOT SHOWN AND REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF McALLEN ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREON OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF McALLEN.

VALLEY SALVAGE CENTER INC.  
701 E. HWY. 83  
McALLEN, TEXAS 78501

Filed for Record in:  
Hidalgo County  
by Juan D. Salinas III  
County Clerk

On: Jul 23, 1999 at 08:14A  
I.A. GUDRY, PRESIDENT  
LOT 1 #

As a  
Map - Small  
Document Number: 793005  
Total Fees: 48.50

Receipt Number - 229345  
By: Bea Cruz

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED I.A. GUDRY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 23rd DAY OF July, 1999.

Notary Public, for the State of Texas  
My Commission Expires:



STATE OF TEXAS  
COUNTY OF HIDALGO

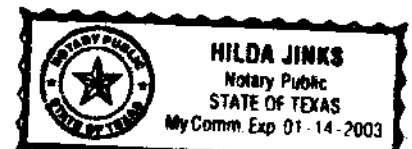
I, ME, THE UNDERSIGNED, HOLDER(S) OR DULY AUTHORIZED OFFICERS OF THE HOLDER(S) OF A SECURITY INTEREST IN THE ABOVE DESCRIBED PROPERTY, BEING THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE VALLEY SALVAGE CENTER SUBDIVISION OF THE CITY OF McALLEN, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS PROVIDED FOR UNDER THE PLAT AND DO HEREBY PROVIDE THAT ANY FORECLOSURE RELATING TO THE SECURITY INTEREST ON THE ABOVE DESCRIBED PROPERTY SHALL BE SUBJECT TO THE PLATTING OF THE PROPERTY AS PROVIDED FOR HEREIN.

Paul S. Moxley  
TEXAS STATE BANK

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PAUL S. MOXLEY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 24th DAY OF July, 1999.

Notary Public, for the State of Texas  
My Commission Expires:



I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF McALLEN HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

Chairman, Planning Commission

I, THE UNDERSIGNED, MAYOR OF THE CITY OF McALLEN, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

MAYOR, CITY OF McALLEN

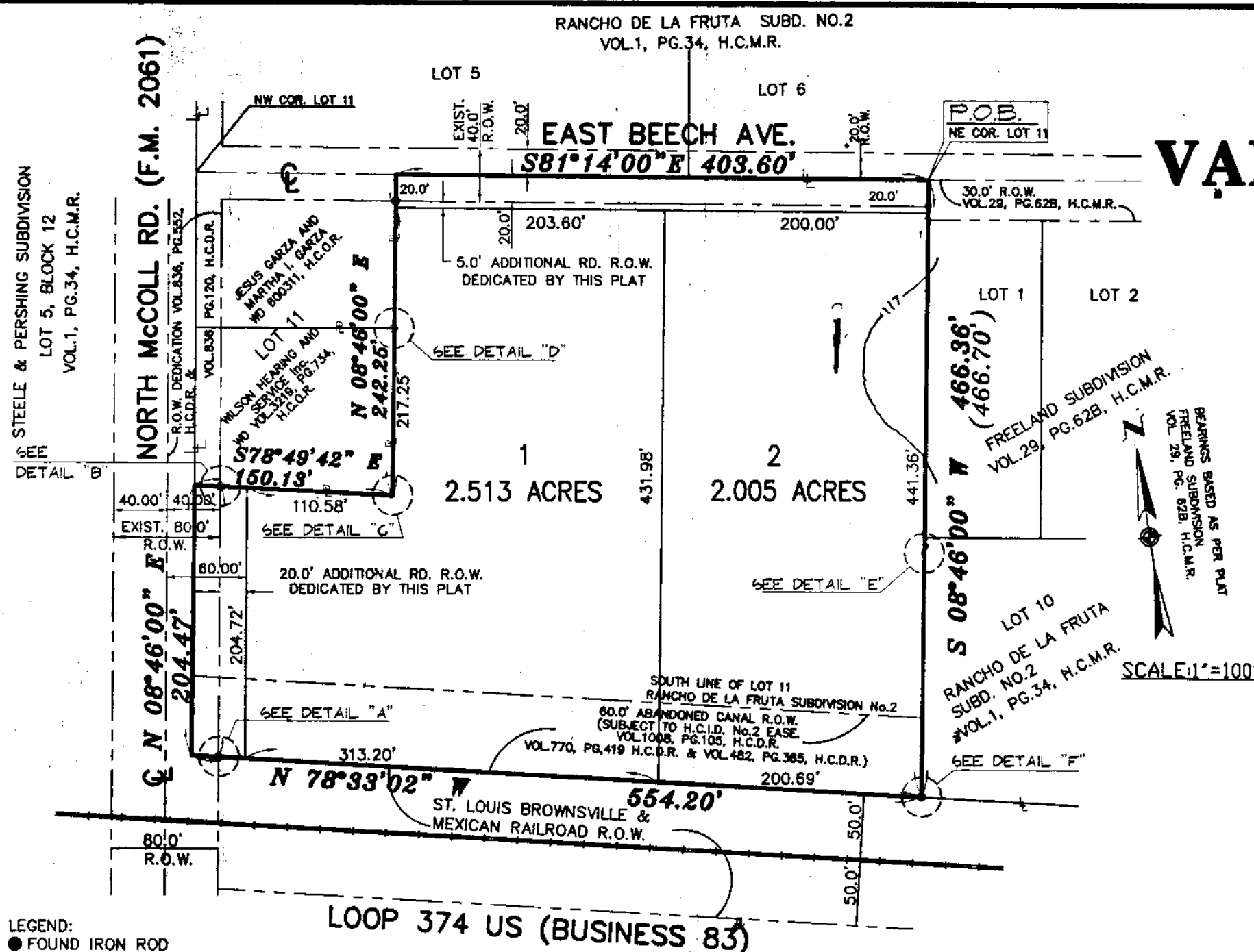
STATE OF TEXAS  
COUNTY OF HIDALGO

I, THE UNDERSIGNED, FRED L. KURTH, A REGISTERED PROFESSIONAL ENGINEER AND REGISTERED PUBLIC LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

Fred L. Kurth, 7-6-99  
DATE SURVEYED: 6-03-99  
DATE PREPARED: 6-03-99  
T-516, PG. 52-57,  
T-519, PG. 42-43, JOB NO. 99060

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1  
BY: [Signature]  
7-12-1999

**MELDEN & HUNT INC.**  
CONSULTANTS • ENGINEERS • SURVEYORS  
115 W. McINTYRE  
EDINBURG, TX. 78539  
E-MAIL: mhing@aol.com  
OFF: (956) 381-0981  
FAX: (956) 381-1839  
ESTABLISHED 1947



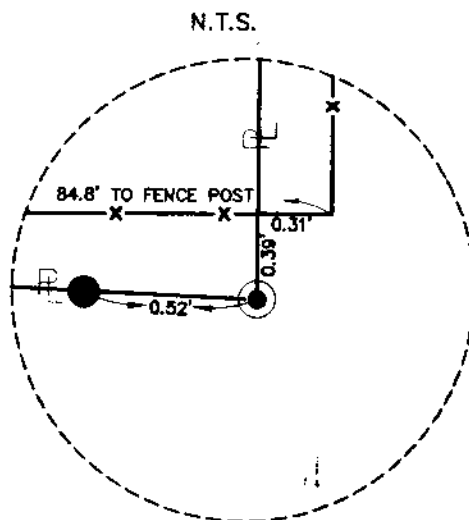
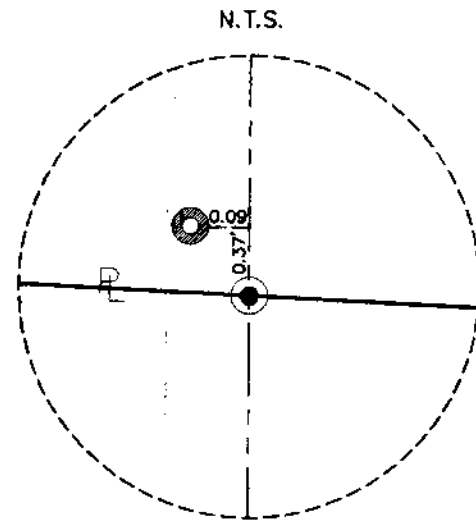
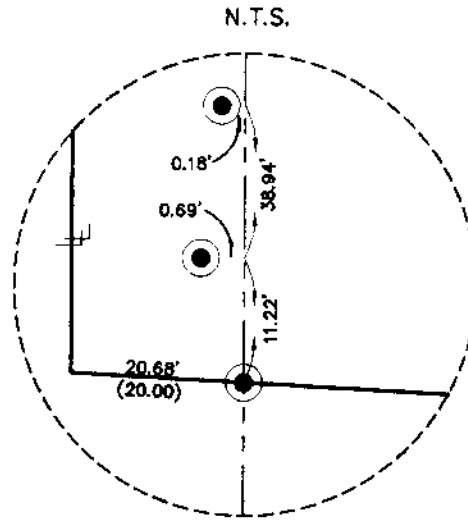
LEGEND:  
● FOUND IRON ROD  
○ FOUND 4" IRON PIPE (3' HIGH)  
⊗ 2" PIPE W/ CONCRETE  
⊕ SET #4 REBAR  
△ SET C.P.S.  
● FOUND 1/2" PIPE  
⊗ POWER POLE

LOOP 374 US (BUSINESS 83)

DETAIL "A"

DETAIL "B"

DETAIL "C"



## METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 4.939 ACRES, SITUATED IN THE CITY OF McALLEN, COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OF LOT 11, RANCHO DE LA FRUTA SUBDIVISION NO.2 ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 34, HIDALGO COUNTY MAP RECORDS, AND OUT OF AN ABANDONED CANAL R. O. W. ADJACENT TO THE SOUTH LINE OF SAID LOT 11, SAID 4.939 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 11, RANCHO DE LA FRUTA SUBDIVISION NO. 2, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, S 08° 46' 00" W ALONG THE EAST LINE OF SAID LOT 11, AT A DISTANCE OF 20.00 FEET PASS AN IRON ROD FOUND FOR THE SOUTH RIGHT-OF-WAY LINE OF BEECH AVE. AT A DISTANCE OF 30.00 FEET PASS THE SOUTH RIGHT-OF-WAY LINE OF SAID BEECH AVE. AS DEDICATED BY FREELAND SUBDIVISION ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 29, PAGE 62B, HIDALGO COUNTY MAP RECORDS, AT A DISTANCE OF 279.32 FEET PASS AN IRON ROD FOUND IN LINE, AT A DISTANCE OF 406.36 FEET PASS THE SOUTHEAST CORNER OF SAID LOT 11, AND CONTINUING A TOTAL DISTANCE OF 466.36 FEET TO A 4" PIPE (3' HIGH) FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, N 78° 33' 02" W ALONG THE SOUTH LINE OF SAID ABANDONED CANAL RIGHT-OF-WAY AND THE NORTH LINE OF THE ST. LOUIS BROWNSVILLE & MEXICAN RAILROAD RIGHT-OF-WAY, AT A DISTANCE OF 533.52 FEET (534.20 FEET) PASS A 4" PIPE (3' HIGH) FOR THE EAST RIGHT-OF-WAY LINE OF MCCOLL ROAD (F.M. 2061), AND CONTINUING A TOTAL DISTANCE OF 554.20 FEET TO THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, N 08° 46' 00" E ALONG THE WEST LINE OF SAID LOT 11, AND WITHIN MCCOLL ROAD (F.M. 2061) RIGHT-OF-WAY, A DISTANCE OF 204.47 FEET TO THE WESTERMOST NORTHWEST CORNER OF THIS TRACT;

THENCE, S 78° 49' 42" E AT A DISTANCE OF 19.53 FEET (20.00 FEET) PASS A 4" PIPE (3' HIGH) FOR THE EAST RIGHT-OF-WAY LINE OF SAID MCCOLL ROAD (F.M. 2061), AT A DISTANCE OF 149.61 FEET PASS AN IRON ROD FOUND IN LINE, AND CONTINUING A TOTAL DISTANCE OF 150.13 FEET TO A 4" PIPE (3' HIGH) TO AN INSIDE CORNER OF THIS TRACT;

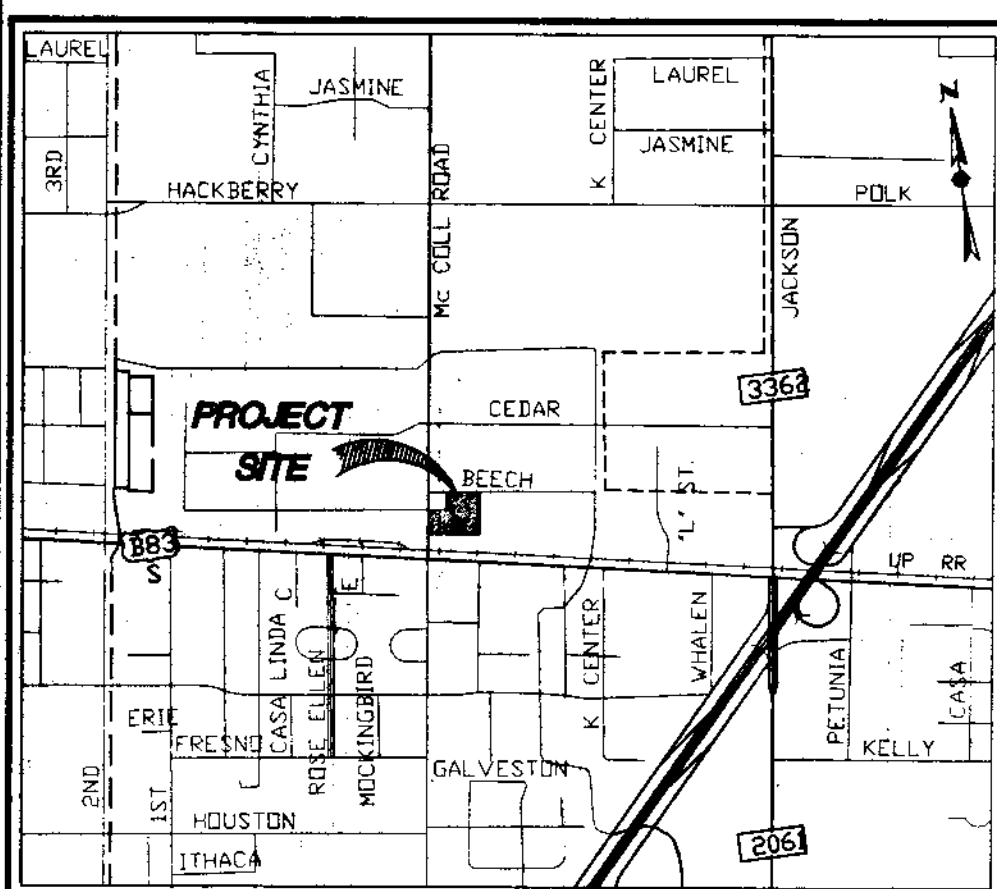
THENCE, N 08° 46' 00" E AT A DISTANCE OF 222.25 FEET PASS AN IRON ROD SET FOR THE SOUTH RIGHT-OF-WAY LINE OF SAID BEECH AVE., AND CONTINUING A TOTAL DISTANCE OF 242.25 FEET TO A COTTON PICKER SPINDLE SET FOR THE NORTHERNMOST NORTHWEST CORNER OF THIS TRACT;

THENCE, S 81° 14' 00" E ALONG THE NORTH LINE OF SAID LOT 11, AND WITHIN SAID BEECH AVE. A DISTANCE OF 403.60 TO THE POINT OF BEGINNING, AND CONTAINING 4.939 ACRES, OF WHICH 0.095 OF ONE ACRE LIES IN THE RIGHT-OF-WAY OF SAID MCCOLL ROAD AND 0.185 OF ONE ACRE LIES IN THE RIGHT-OF-WAY OF SAID BEECH AVE., LEAVING A NET OF 4.659 ACRES OF LAND, MORE OR LESS.

DRAWN BY: R. DE JESUS  
DATE: 3-18-99  
SURVEYED, CHECKED: [Signature]  
DATE: 7-7-99  
FINAL CHECK: [Signature]  
DATE: 7-7-99

## GENERAL PLAT NOTES:

- SETBACKS:  
60' ON N. McColl Rd. OR GREATER FOR APPROVED SITE PLAN.  
25' ON E. BEECH ST. OR GREATER FOR APPROVED SITE PLAN.  
OTHER SETBACKS AS PER CITY ORDINANCE OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN.
- MINIMUM PERMISSIBLE FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT THE MID POINT OF THE LOT OR NATURAL GROUND +12", WHICHEVER IS GREATER.
- BENCH MARK: INTERSECTION OF HACKBERRY AVE. & MCCOLL RD. QUAD MAP ELEV. = 117.00
- AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. AND THIS SUBDIVISION IS LOCATED IN ZONE "B" ON FEMA'S FLOOD INSURANCE RATE MAP COMMUNITY PANEL # 480343 0005 C, REVISED NOVEMBER 2, 1982.
- EACH LOT WILL BE REQUIRED TO DETAIN 0 C.F. OF STORM SEWER RUNOFF, FOR A TOTAL OF 0 C.F. OF DETENTION AS PER DRAINAGE REPORT.
- SITE PLAN MUST BE APPROVED BY PLANNING & ZONING PRIOR TO BUILDING PERMIT ISSUANCE.
- A 4' SIDEWALK REQUIRED ON N. MCCOLL RD.
- 6' BUFFER REQUIRED FROM RESIDENTIAL USE/ ZONE.
- EXISTING BUILDINGS ENCRANCHING INTO REQUIRED SETBACKS REMAIN AS NOW EXISTING; HOWEVER ANY NEW CONSTRUCTION, ADDITIONS OR IF THE BUILDINGS ARE REMOVED, COMPLIANCE WITH MINIMUM SETBACKS WILL BE REQUIRED.
- RELEASE OF EASEMENT- THE WEST 30 FEET OF THE EAST 205 FEET OF LOT 11, RANCHO DE LA FRUTA SUBD. NO.2 V.1, P.34, M.R. AND THE SOUTH 50 FEET OF LOT 11, RANCHO DE LA FRUTA SUBD. NO.2 V.1, PG. 34, M.R. RECORDING INFORMATION VOL. 793, PG. 230, DEED OF TRUST RECORDS, HIDALGO COUNTY, TEXAS. RELEASE OF EASEMENT DOC. NO. 785493 H.C.D.R.
- 25' CORNER CLIP EASEMENT AT ALL STREET INTERSECTION.



LOCATION MAP





NOTICE  
FOOD TRUCK  
PARK  
FOR  
THIS PROPERTY  
CUP2022-0107



# Planning Department

## Memo

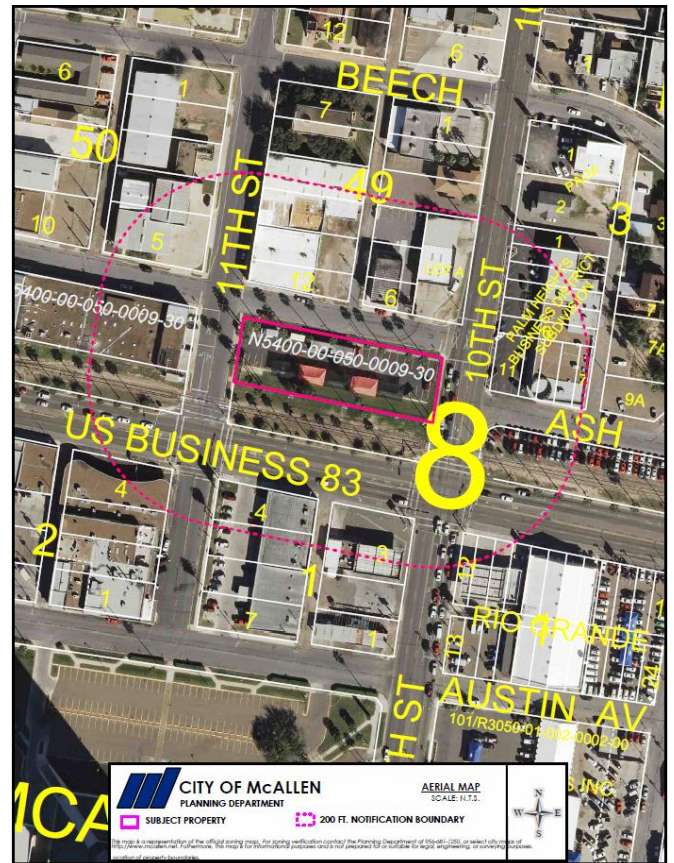
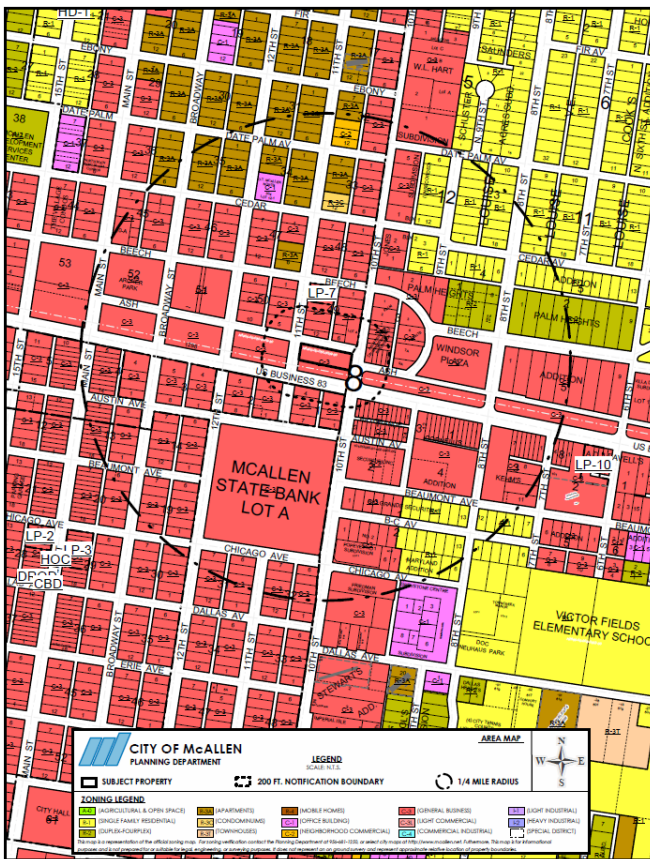
**TO:** Planning and Zoning Commission

**FROM:** Planning Staff

**DATE:** August 10, 2022.

**SUBJECT:** REQUEST OF JORGE L. MARTINEZ FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, AND ADOPTION OF AN ORDINANCE FOR A FOOD TRUCK PARK AT 1 TRACT OF LAND NORTH OF RAILROAD RIGHT OF WAY BETWEEN 10<sup>TH</sup> & 11<sup>TH</sup> STREETS SOUTH OF BLOCK 49, NORTH MCALEN ADDITION, HIDALGO COUNTY, TEXAS; 1001 ASH AVENUE. (CUP2022-0110).

**BRIEF DESCRIPTION:** The subject property is located north of US Business 83 between 10<sup>th</sup> and 11<sup>th</sup> Streets. The subject property is zoned C-3 (general business) District. The adjacent zoning is C-3 in all directions. A food truck park is permitted in a C-3 District, subject to compliance with Conditional Use Permit requirements.



**REQUEST/ANALYSIS:** The applicant is proposing to operate a food truck park on the subject property. This is the initial application for such use at this location. The existing vendors are part of the proposed food truck park. Based on the submitted site plan, 46 parking spaces will be available on the subject property.

The food truck park's proposed days and hours of operation would be 7:00 AM to 2:00 AM Monday through Sunday.

The Fire and Health Departments have completed their inspections and found no violations with the proposed site.

The food truck park and its vendors must comply with the requirements set forth in Section 54-51 of the Zoning Ordinance for mobile food vendors and the following specific requirements:

- 1) The property line of the lot must be at least 200 feet from the nearest residence or residentially zoned property;
- 2) The name, address, phone number and email address of a contact person who shall be available 24 hours per day, 7 days per week for the purposes of responding to complaints regarding the operation of the mobile food vendor court;
- 3) Mobile food vendor courts shall not operate between the hours of 2:00 AM and 7:00 AM;
- 4) Each mobile food vendor court shall provide access to a restroom on or within 600 feet of the property lines of the track of land on which it is situated;
- 5) Mobile food vendor courts must provide one (1) garbage receptacle, to hold a minimum of thirteen (13) gallons, per each vendor located on premises for public use. This requirement is in addition to the receptacles required of each individual vendor;
- 6) Mobile food vendors may not be placed or parking on unimproved surfaces;
- 7) Adequate lighting, as determined by the Health Director, to enable clear and unobstructed visibility of mobile food vendors and patrons shall be provided at all entrances and exits of the mobile food vendor court;
- 8) Mobile food vendor courts shall provide on-premise parking areas sufficient to accommodate staffing needs and seating areas.

The Planning Department has not received any phone calls, emails, or letters in opposition of the Conditional Use Permit request.

**RECOMMENDATION:**

Staff recommends approval of the Conditional Use Permit request subject to compliance with the above mentioned requirements.

P&Z 8/16/22  
cc: 9/12/22



CITY OF McALLEN, TEXAS  
311 NORTH 15<sup>TH</sup> STREET, McALLEN, TX 78501  
P. O. BOX 220, McALLEN, TEXAS 78505-0220 • (956) 681-1250 • FAX (956) 681-1279

CUP2022-0110

Permit No. \_\_\_\_\_

### FOOD TRUCK PARKS

**\*New\***

CONDITIONAL USE PERMIT APPLICATION

(Please print or type)

Application Date July / 5 / 2022

Applicant Jorge L Martinez  
(first) (initial) (last)

956 279 9820

PHONE NO.

Mailing Address 1101 Ash Ave. McAllen TX 78501  
(city) (state) (zip)

Jorge L masan@gmail.com  
EMAIL

Property Owner Jorge L Martinez  
(first) (initial) (last)

956 279 9820

PHONE NO.

Mailing Address 1101 Ash Ave. McAllen TX 78501  
(city) (state) (zip)

Jorge L masan@gmail.com  
EMAIL

1001 Ash Ave.  
Property Location (street address)

Property Legal Description (if metes and bounds, attach survey of the property) (subdivision) (block) (lot)  
Food Truck Park Food Truck Park  
Current use of property Proposed use of property

TERM OF PERMIT: ☒ 1 YEAR ☒ N/A MORE THAN 1 YEAR (requires City Commission approval)

DAYS AND HOURS OF OPERATION: 7am - 3am

#### FLOOR PLAN & SITE PLAN (attach a drawing of the property showing the following)

- ☒ Scale, north arrow, legal description of property
- ☒ Location and height of all structures
- ☒ Setback from property lines and between structures
- ☒ Proposed changes and uses

- ☒ Landscaping and fencing of yard
- ☒ Off-street parking and loading
- ☒ Driveway location & design
- ☒ Location, type, height and lighting of all signs

(Applicant signature)

July 5<sup>th</sup>, 2022  
(date)

(Property owner signature)

July 5<sup>th</sup>, 2022  
(date)

#### GENERAL INFORMATION

**NOTIFICATION AND PUBLIC HEARING:** Property owners within 200' of the subject property shall be notified within at least 10 working days of the Planning and Zoning Commission public hearing. Upon considering the recommendation of the Director of Planning, the Planning and Zoning Commission shall approve or disapprove the application.

**APPEALS PROCEDURE:** Any decision of the Planning and Zoning Commission may be appealed to the City Commission by presenting a petition to the City Commission within 10 days after the decision of the Planning and Zoning Commission and specifying the grounds for the appeal. A vote of 3/4 of the City Commission is required to overrule a vote of the Planning and Zoning Commission denying a conditional use permit.

**CANCELLATION:** A conditional use permit is automatically cancelled if not used within 6 months.

**REVOCATION:** A conditional use permit may be revoked by the Planning and Zoning Commission at a public hearing upon failure of the applicant to remedy a violation of the conditions of the permit within a specified time period (10 to 30 days) as specified in a written notice to the applicant by the Code Enforcement Officer or Building Inspector.

**RENEWAL PERIOD:** A conditional use permit shall expire within 1 year unless otherwise specified by the Planning and Zoning Commission. Application for renewal of a permit shall be made prior to 20 days before permit expiration. A permit for more than 1 year shall be approved by the City Commission.

Case Number: \_\_\_\_\_ ☐ Routed  
P&Z meeting: \_\_\_\_\_ ☐ Scanned Receipt No.: \_\_\_\_\_

#### DEFINITIONS

Mobile food vendor courts (food truck parks)- Any tract of land where three (3) or more mobile food vendors congregate to offer food or beverages for sale to the public.

Mobile food vendors - Any business which sells edible goods from a non-stationary location within the city.

**ENTERED**

**JUL 22 2022**

Initial: Nm



FOR OFFICIAL USE ONLY  
APPLICATION FILING FEE: ☒ \$300 New ☐ \$150 Appeal  
cash/check # \_\_\_\_\_ Amount paid \_\_\_\_\_

**ZONING DISTRICT REQUIREMENTS**

REQUIRED ZONING DISTRICT: C-3, C-4, I-1, I-2  
REZONING REQUIRED: ☐ NO  
SETBACKS: FRONT \_\_\_\_\_ SIDE \_\_\_\_\_ REAR \_\_\_\_\_  
MINIMUM LOT SIZE: \_\_\_\_\_

CURRENT ZONING DISTRICT: \_\_\_\_\_  
☐ YES, attach rezoning application  
MAXIMUM HEIGHT: \_\_\_\_\_

**CONDITIONAL USE REQUIREMENTS**

The proposed use meets all the minimum standards established in applicable city ordinances; and will not be detrimental to the health, welfare and safety of the surrounding neighborhood or its occupants, nor be substantially or permanently injurious to neighboring properties.

**GENERAL REQUIREMENTS:**

1. No form of pollution shall emanate beyond the immediate property line of the permitted use.
2. Additional reasonable restrictions or conditions such as increased open space, loading and parking requirements, suitable landscaping, curbing, sidewalks or other similar improvements may be imposed in order to carry out the spirit of the Zoning Ordinance or mitigate adverse effects of the proposed use.

**SPECIFIC REQUIREMENTS:**

1. The property line of the lot of any of the abovementioned businesses must be at least 200 feet from the nearest residence or residentially zoned property.  
Requirement: \_\_\_\_\_
2. The name, address, phone number and email address of a contact person who shall be available 24 hours per day, 7 days per week for the purposes of responding to complaints regarding the operation of the mobile food vendor court.  
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5. Mobile food vendor courts must provide one (1) garbage receptacle, to hold a minimum of thirteen (13) gallons, per each vendor located on premises for public use. This requirement is in addition to the receptacles required of each individual vendor.  
Requirement: \_\_\_\_\_
6. Mobile food vendors may not be placed or parking on unimproved surfaces.  
Requirement: \_\_\_\_\_
7. Adequate lighting, as determined by the Health Director, to enable clear and unobstructed visibility of mobile food vendors and patrons shall be provided at all entrances and exits of the mobile food vendor court.  
Requirement: \_\_\_\_\_
8. Mobile food vendor courts shall provide on-premise parking areas sufficient to accommodate staffing needs and seating areas.  
city ordinances.  
Requirement: \_\_\_\_\_

**DEPARTMENTAL REQUIREMENTS**

REQUIRED CONDITIONS	DEPARTMENT	MONTH/DAY
Complies with regulations	Health Inspection	/
Meet standard requirements	Fire Inspection	/
Subject to Section: 138-118 & 54-52	Planning	/
Permit #	Building/Electrical/Plumbing	/
	Other	/

**CITY BOARD REQUIREMENTS**

PLANNING & ZONING COMMISSION DATE \_\_\_\_ / \_\_\_\_ / \_\_\_\_ APPROVED \_\_\_\_ DISAPPROVED \_\_\_\_ 1 YEAR \_\_\_\_ OTHER \_\_\_\_  
REQUIRED CONDITIONS: \_\_\_\_\_

CITY COMMISSION DATE \_\_\_\_ / \_\_\_\_ / \_\_\_\_ APPROVED \_\_\_\_ DISAPPROVED \_\_\_\_ 1 YEAR \_\_\_\_ OTHER \_\_\_\_  
REQUIRED CONDITIONS: \_\_\_\_\_

**ACKNOWLEDGEMENT AND AGREEMENT TO CONDITIONS**

Note: Approval of this permit does not constitute approval to construct, alter or repair. Appropriate building permits must be obtained. The foregoing is a true and correct description of the existing conditions and contemplated action and I will have full authority over the operation and/or construction of same, and hereby agree to comply with all ordinances of the City and applicable Deed Restrictions and assume all responsibility for such compliance. I further agree to discontinue any violations of the conditions of the permit upon notice given to me or anyone in charge of the above property by the Code Enforcement Officer. If the permit is revoked I agree to cease operation of the use upon notification of revocation. I understand that any violation of this ordinance is subject to a Five Hundred Dollar (\$500.00) fine for each day of violation. Please note that approval of this permit may result in a higher sanitation rate on your utility bill.

\_\_\_\_\_  
(Applicant signature)

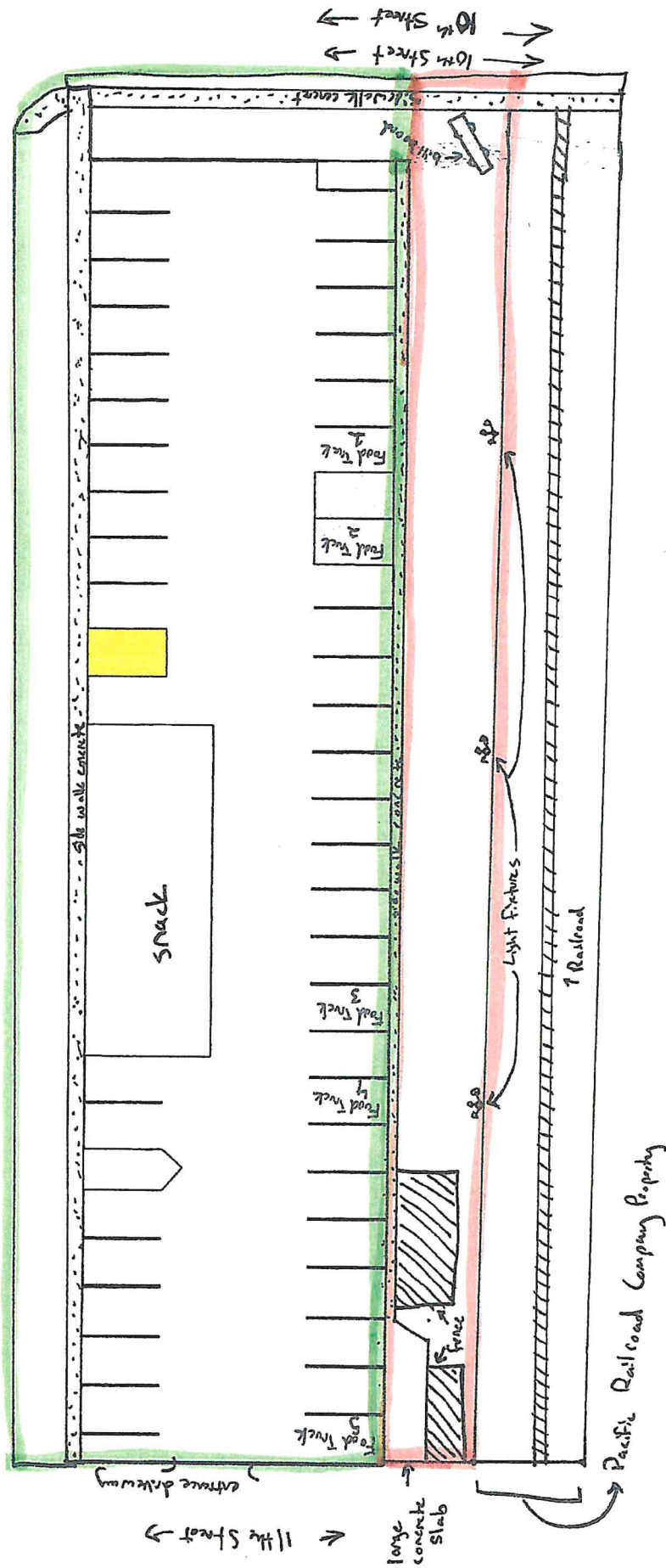
\_\_\_\_\_  
(date)

In consideration of the above application, a permit is hereby granted for the above action conditioned upon the terms and specifications set forth above, and the faithful observance of all provisions of the City Building Code, Zoning Ordinance, and all other ordinances applicable to the same.

\_\_\_\_\_  
City Manager (or Agent)

\_\_\_\_\_  
(date)

← Ash Ave →



Tract V

Tract VI

Business 83





Unique Design Boutique

**NOTICE  
FOOD TRUCK  
PARK  
FOR  
THIS PROPERTY  
CUP2022-0110**

 CITY OF MCALLEN PLANNING DEPT.  
956-681-1250  
WWW.MCALLEN.NET





# Planning Department

## Memo

**TO:** Planning and Zoning Commission

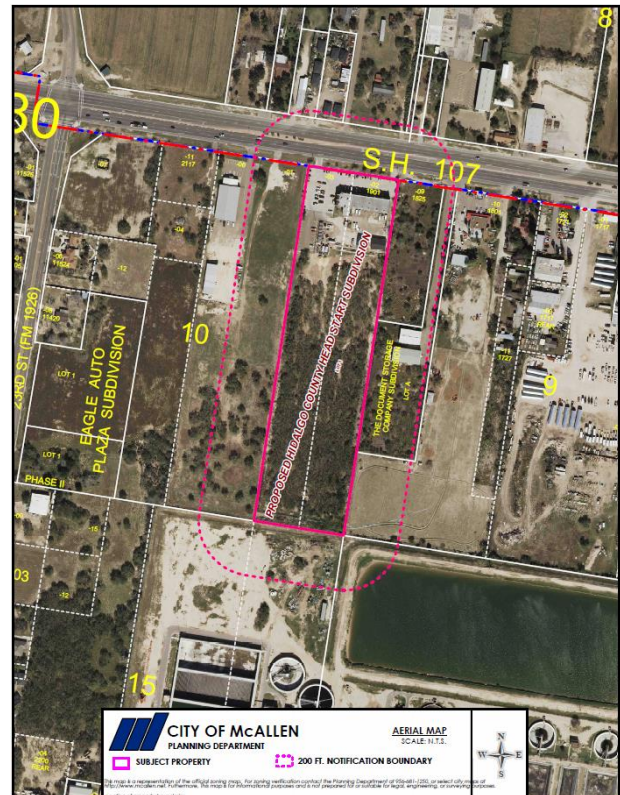
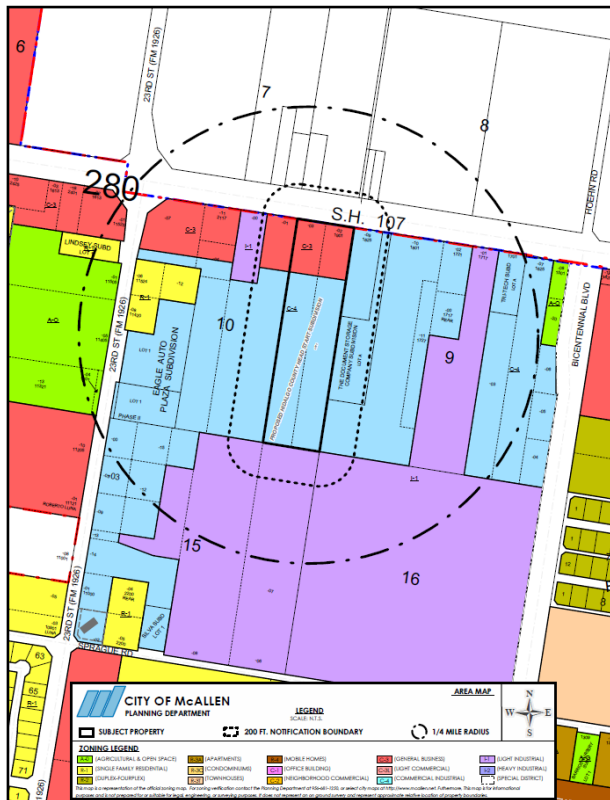
**FROM:** Planning Staff

**DATE:** August 10, 2022

**SUBJECT:** REQUEST OF TERESA FLORES FOR A CONDITIONAL USE PERMIT, FOR THE LIFE OF THE USE, FOR AN INSTITUTIONAL USE (OUTDOOR LEARNING CENTER) AT 9.885 ACRES (MORE OR LESS) (DEED RECORD 10 ACRES) OF LOT 10, SECTION 280, TEXAS-MEXICAN RAILWAY COMPANY'S SUBDIVISION (PROPOSED HIDALGO COUNTY HEAD START OUTDOOR LEARNING ENVIRONMENTS AND DISCOVERY CLASSROOMS SUBDIVISION), HIDALGO COUNTY, TEXAS; 1901 STATE HIGHWAY 107. (CUP2022-0111)

### BRIEF DESCRIPTION:

The property is located on the south side of State Highway 107, approximately 800 feet east of North 23<sup>rd</sup> Street. The subject property is currently zoned C-3 (general business) District and C-4 (commercial industrial) District. The adjacent zoning is C-4 to the east, and L-1 (light industrial) District to the South. An institutional use is permitted in the C-3 and C-4 districts with a conditional use permit.



**HISTORY:**

According to the Hidalgo County Appraisal District, the existing structure on the property was built in 1983. A site plan application was submitted in July 22, 2022 for the proposed Hidalgo County Head Start Outdoor Learning Environments and Discovery Classrooms Subdivision; and is pending approval of this conditional use permit request

The application for a conditional use permit for the proposed outdoor learning center was submitted on July 25, 2022. An application for a building permit for the proposed learning center has not been submitted.

**SUMMARY/ANALYSIS:**

The applicant is proposing to operate an outdoor learning center from 185,420 square feet of the total lot size (i.e., 199,940.40). According to the submitted site plan, the learning center will have (7) outdoor classrooms with a shared common area for playground features. These areas will be interconnected by a 6-foot wide walking trail. The proposed hours and days of operation would be 9:00 AM to 2:00 PM Monday thru Friday.

Based on (5) parking spaces per classroom area and (1.5) parking spaces per administration office, 35 parking spaces are required; 19 parking spaces will be added to the existing 23 parking spaces in the lot, for a total of 42 parking spaces proposed.

The Fire Department will conduct their inspections once the construction for the proposed outdoor learning center is completed and prior to occupancy.

Should the conditional use permit be approved, the applicant would be required to sign the certificate acknowledging and agreeing to the conditions of the permit. The proposed use must meet the requirements set forth in Section 138-118 of the Zoning Ordinance and specific requirements as follows:

1. The proposed use shall not generate traffic onto residential size streets or disrupt residential areas, and shall be as close as possible to a major arterial;
2. The proposed use shall comply with the McAllen Off-Street Parking Ordinance and make provisions to prevent the use of street parking, especially in residential areas; 35 parking spaces are required, 42 spaces will be provided on site after the completion of the proposed project.
3. The proposed use shall prevent the unauthorized parking of its patrons on adjacent businesses or residences by providing fences, hedges or reorientation of entrances and exits.
4. The proposed use shall provide sufficient lighting to eliminate dark areas, perimeter fencing, and an orientation of the building to provide maximum visibility from a public street in order to discourage vandalism and criminal activities.
5. Provisions shall be made to prevent litter from blowing onto adjacent streets and residential areas;
6. The number of persons within the building shall be restricted to those allowed by the Fire Marshal and Building Official at the time of permit issuance.

**RECOMMENDATION:**

Staff recommends approval of the request, for the life of the use, subject to compliance to the aforementioned conditions, Zoning Ordinance, Fire Department requirements, and building permit requirements.

P+Z- 8/16/22  
CC- 9/12/22



CITY OF McALLEN, TEXAS  
311 NORTH 15<sup>TH</sup> STREET, McALLEN, TX 78501  
P. O. BOX 220, McALLEN, TEXAS 78505-0220 • (956) 681-1250 • FAX (956) 681-1279

CUP 2022-0111

Permit No. \_\_\_\_\_

\*New\*

## INSTITUTIONAL USES

CONDITIONAL USE PERMIT APPLICATION

(Please print or type)

Application Date 05 / 27 / 2022

Teresa Flores

PHONE NO: (956) 212-0909

Applicant (first) (initial) (last)

1901 W SH 107 McAllen, TX 78504

Mailing Address (city) (state) (zip)

Hidalgo County Head Start

PHONE NO: (956) 212-0909

Property Owner (first) (initial) (last)

1901 W SH 107 McAllen, TX 78504

Mailing Address (city) (state) (zip)

1901 W SH 107 McAllen, TX 78504

Property Location (street address)

East 10 acres of Lot 10, Section 280, Texas Mexican Railway Company's Survey, Hidalgo, County, Tx

Property Legal Description (if metes and bounds, attach survey of the property) (subdivision) (block) (lot)

Admin Office/Vacant

Admin Offices/Outdoor Learning Center

Current use of property

Proposed use of property

TERM OF PERMIT: 1 YEAR

☒ MORE THAN 1 YEAR (requires City Commission approval)

Hours M-F  
9am - 12pm  
12pm - 2pm

**SITE PLAN & FLOOR PLAN** (attach a drawing of the property & buildings showing the following)

- |  |  |
|--|--|
| Scale, north arrow, legal description of property  | Landscaping and fencing of yard                  |
| Location and height of all structures              | Off-street parking and loading                   |
| Setback from property lines and between structures | Driveway location & design                       |
| Proposed changes and uses                          | Location, type, height and lighting of all signs |

Teresa Flores

(Applicant signature)

5-27-2022 Teresa Flores

(date)

(Property owner signature)

5-27-2022

(date)

### GENERAL INFORMATION

on behalf of Hidalgo County  
Head Start Program

**NOTIFICATION AND PUBLIC HEARING:** Property owners within 200' of the subject property shall be notified within at least 10 working days of the Planning and Zoning Commission public hearing. Upon considering the recommendation of the Director of Planning, the Planning and Zoning Commission shall approve or disapprove the application.

**APPEALS PROCEDURE:** Any decision of the Planning and Zoning Commission may be appealed to the City Commission by presenting a petition to the City Commission within 10 days after the decision of the Planning and Zoning Commission and specifying the grounds for the appeal. A vote of 3/4 of the City Commission is required to overrule a vote of the Planning and Zoning Commission denying a conditional use permit.

**CANCELLATION:** A conditional use permit is automatically cancelled if not used within 6 months.

**REVOCAION:** A conditional use permit may be revoked by the Planning and Zoning Commission at a public hearing upon failure of the applicant to remedy a violation of the conditions of the permit within a specified time period (10 to 30 days) as specified in a written notice to the applicant by the Code Enforcement Officer or Building Inspector.

**RENEWAL PERIOD:** A conditional use permit shall expire within 1 year unless otherwise specified by the Planning and Zoning Commission. Application for renewal of a permit shall be made prior to 20 days before permit expiration. A permit for more than 1 year shall be approved by the City Commission.

### DEFINITIONS

Institutional - A nonprofit organization or building, public or private, for the benefit of the public, or educational facilities, churches, temples, hospitals, clubs, fire stations, police stations, libraries, museums, city offices, etc.

Institutional Use - Pg. 1 - REVISED 10/16

ENTERED

JUL 25 2022

Initial: DM

KS

1111



FOR OFFICIAL USE ONLY

APPLICATION FILING FEE:

☐ \$300.00 One Year

☐ \$150.00 APPEAL

☐ \$500.00 Life of the Use

cash/check # \_\_\_\_\_

Amount paid \_\_\_\_\_

**ZONING DISTRICT REQUIREMENTS**

REQUIRED ZONING DISTRICT: A-O TO I-2

CURRENT ZONING DISTRICT:

REZONING REQUIRED: \_\_\_\_\_ NO

\_\_\_\_\_ YES, attach rezoning application

SETBACKS: FRONT \_\_\_\_\_ SIDE \_\_\_\_\_ REAR \_\_\_\_\_

MAXIMUM HEIGHT: \_\_\_\_\_

MINIMUM LOT SIZE: \_\_\_\_\_

**CONDITIONAL USE REQUIREMENTS**

The proposed use meets all the minimum standards established in applicable city ordinances; and will not be detrimental to the health, welfare and safety of the surrounding neighborhood or its occupants, nor be substantially or permanently injurious to neighboring properties.

**GENERAL REQUIREMENTS:**

1. No form of pollution shall emanate beyond the immediate property line of the permitted use.
2. Additional reasonable restrictions or conditions such as increased open space, loading and parking requirements, suitable landscaping, curbing, sidewalks or other similar improvements may be imposed in order to carry out the spirit of the Zoning Ordinance or mitigate adverse effects of the proposed use.

**SPECIFIC REQUIREMENTS:**

1. The proposed use shall not generate traffic onto residential size streets or disrupt residential areas, and shall be as close as possible to a major arterial.
2. The proposed use shall comply with the Off-street Parking and Loading Ordinance and make provisions to prevent the use of street parking especially in residential areas.
3. The proposed use shall prevent the unauthorized parking of its patrons on adjacent businesses or residences by providing fences, hedges, or reorientation of entrances and exits.
4. The proposed use shall provide sufficient lighting to eliminate dark areas, perimeter fencing, and an orientation of the building to provide maximum visibility from a public street in order to discourage vandalism and criminal activities.
5. Provisions shall be made to prevent litter from blowing onto adjacent streets and residential areas.
6. The number of persons within the building shall be restricted to \_\_\_\_\_.
7. Sides adjacent to a residentially zoned or used property shall be screened by a 6' opaque fence.

**DEPARTMENTAL REQUIREMENTS**

REQUIRED CONDITIONS	DEPARTMENT	MONTH/DAY
Complies with regulations	Health Inspection	/
Meet standard requirements	Fire Inspection	/
Subject to:	Planning	/
Permit #	Building/Electrical/Plumbing	/
	Other	/

**CITY BOARD REQUIREMENTS**

PLANNING & ZONING COMMISSION DATE \_\_\_\_/\_\_\_\_/\_\_\_\_ APPROVED \_\_\_\_\_ DISAPPROVED \_\_\_\_\_ 1 YEAR \_\_\_\_\_ OTHER \_\_\_\_\_

REQUIRED CONDITIONS:

CITY COMMISSION DATE \_\_\_\_/\_\_\_\_/\_\_\_\_ APPROVED \_\_\_\_\_ DISAPPROVED \_\_\_\_\_ 1 YEAR \_\_\_\_\_ OTHER \_\_\_\_\_

REQUIRED CONDITIONS:

**ACKNOWLEDGEMENT AND AGREEMENT TO CONDITIONS**

Note: Approval of this permit does not constitute approval to construct, alter or repair. Appropriate building permits must be obtained. The foregoing is a true and correct description of the existing conditions and contemplated action and I will have full authority over the operation and/or construction of same, and hereby agree to comply with all ordinances of the City and applicable Deed Restrictions and assume all responsibility for such compliance. I further agree to discontinue any violations of the conditions of the permit upon notice given to me or anyone in charge of the above property by the Code Enforcement Officer. If the permit is revoked I agree to cease operation of the use upon notification of revocation. I understand that any violation of this ordinance is subject to a Five Hundred Dollar (\$500.00) fine for each day of violation. Please note that approval of this permit may result in a higher sanitation rate on your utility bill.

*Terese Horne*  
(Applicant signature)

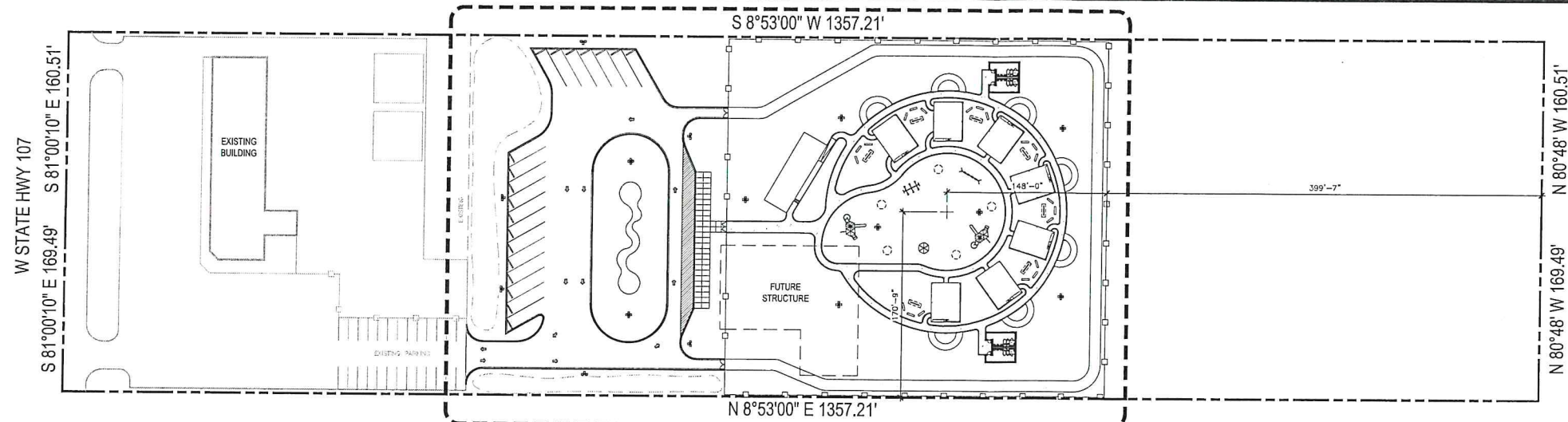
5-27-2022  
(date)

In consideration of the above application, a permit is hereby granted for the above action conditioned upon the terms and specifications set forth above, and the faithful observance of all provisions of the City Building Code, Zoning Ordinance, and all other ordinances applicable to the same.

\_\_\_\_\_  
City Manager (or Agent)

\_\_\_\_\_  
(date)



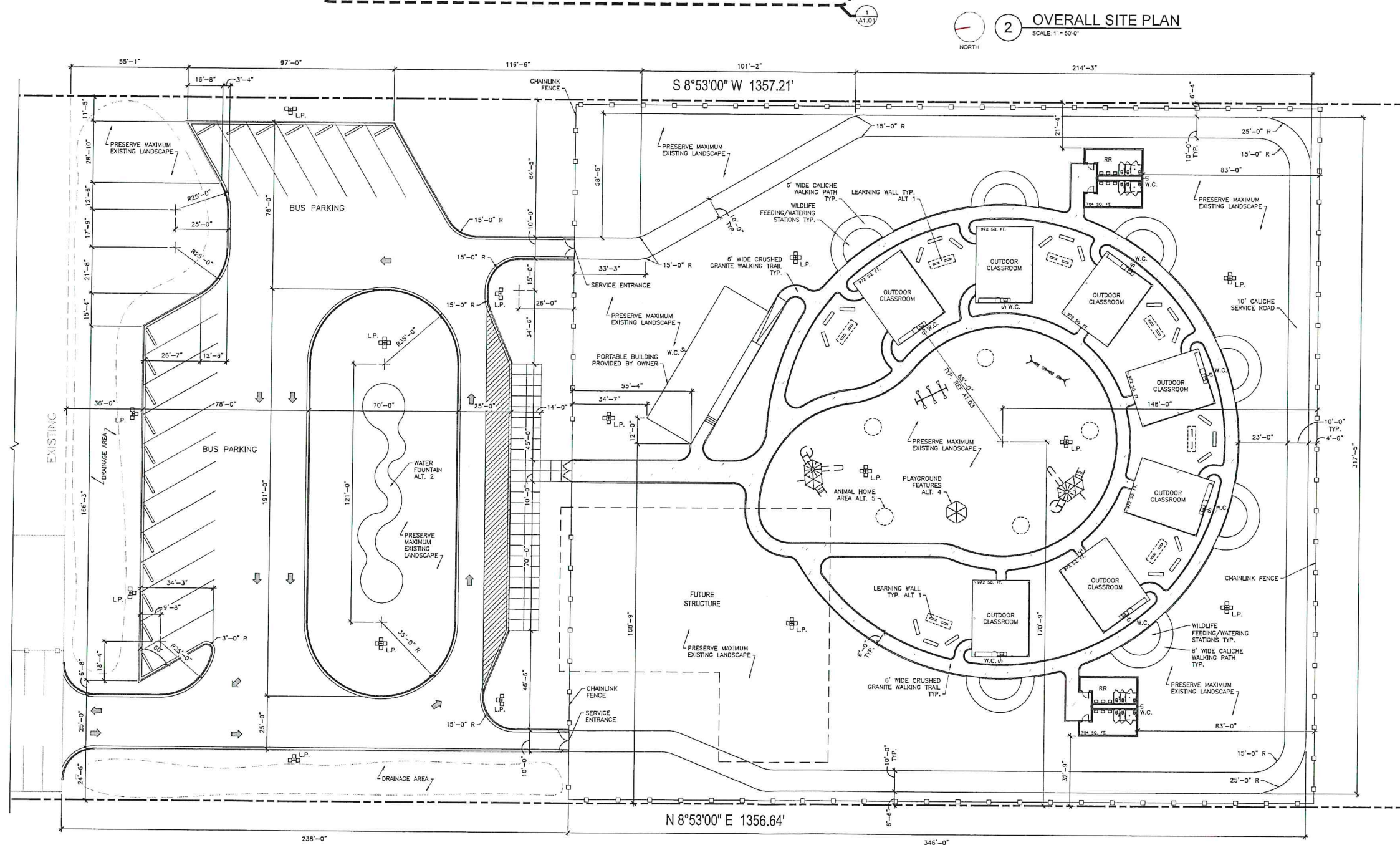


## SHEET NOTES



**TWG**  
THE WARREN GROUP  
ARCHITECTS, INC.

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GROUP ARCHITECTS, INC. THEY MAY  
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WRITTEN APPROVAL FROM AND  
APPROPRIATE COMPENSATION TO THE  
WARREN GROUP ARCHITECTS INC.

[illegible]

FOR PERMIT  
NOT FOR  
CONSTRUCTION

PROPOSED

HIDALGO COUNTY  
HEAD START

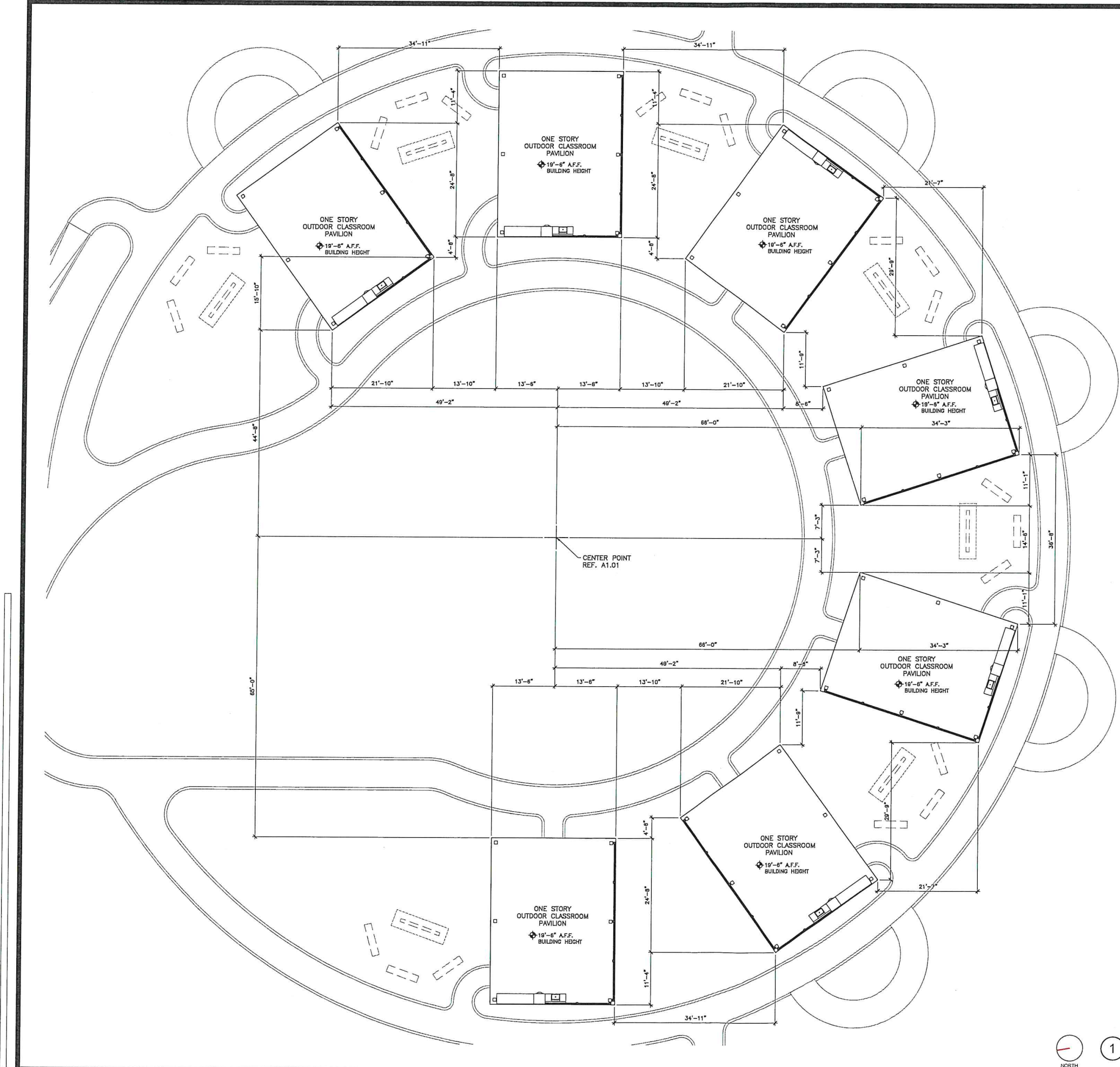
1901 WEST STATE HWY 107  
MCALLEN, TX 78504

PROJECT	1822101
DATE	XX/XX/XXXX
REVISED	

A1.01  
SITE PLAN







### SHEET NOTES

1. REFER TO CIVIL DRAWINGS FOR DEMOLITION SCOPE.
2. REFER TO CIVIL DRAWINGS FOR NEW ASPHALT PAVING, SIDEWALKS, WALKING TRAILS AND SITE DIMENSIONAL CONTROL PLAN.
3. REFER TO CIVIL DRAWINGS FOR GRADING ELEVATIONS/ SPOT ELEVATIONS.
4. REFER TO MECHANICAL & ELECTRICAL DRAWINGS FOR TRANSFORMERS AND GENERAL PAD CONSTRUCTION DETAILS.

### SHEET LEGEND

	LANDSCAPE AND IRRIGATED AREA- RE: LANDSCAPE DRAWINGS.
	CRUSHED GRANITE
	CALICHE
	L.P. LIGHT POLE

**TWG**  
THE WARREN GROUP  
ARCHITECTS, INC.

804 S MAIN STREET  
MCALLEN, TX 78501  
956.994.1900  
twgarch.com

THESE DRAWINGS AND INFORMATION CONTAINED HEREIN ARE PROPERTY AND THE SOLE PROPERTY OF THE WARREN GROUP ARCHITECTS, INC. THEY MAY NOT BE REUSED, REPRODUCED OR ALTERED IN ANY WAY WITHOUT PRIOR WRITTEN APPROVAL FROM AND APPROPRIATE COMPENSATION TO THE WARREN GROUP ARCHITECTS INC.

REVISION	DATE	APPROVED BY	DESCRIPTION

FOR PERMIT  
NOT FOR  
CONSTRUCTION

PROPOSED  
HIDALGO COUNTY  
HEAD START

1901 WEST STATE HWY 107  
MCALLEN, TX 78504

PROJECT 1822101  
DATE XX/XX/XXXX  
REVISED

**A1.03**  
CLASSROOM PAVILION  
PLACEMENT SITE PLAN



**CLASSROOM PAVILION  
PLACEMENT SITE PLAN**

SCALE: 1/8" = 1'-0"

SHEET NOTES

1. REFER TO G0.01 FOR KEYS AND SYMBOLS.  
2. REFER TO ROOF PLAN FOR ROOF DRAIN LOCATIONS.

WALL LEGEND

- XX — INTERIOR WALL PARTITION  
RE: SHEET A6.01  
EWA-# — EXTERIOR WALL ASSEMBLY  
RE: SHEET A6.01  
-S W.C. — LOCATION OF WATER CONNECTION

**TWG**  
THE WARREN GROUP  
ARCHITECTS, INC.  
804 S MAIN STREET  
MCALLEN, TX 78501  
956.994.1900  
twgarch.com

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APPROPRIATE COMPENSATION TO THE  
WARREN GROUP ARCHITECTS INC.

REVISION	DATE	APPROVED BY	DESCRIPTION

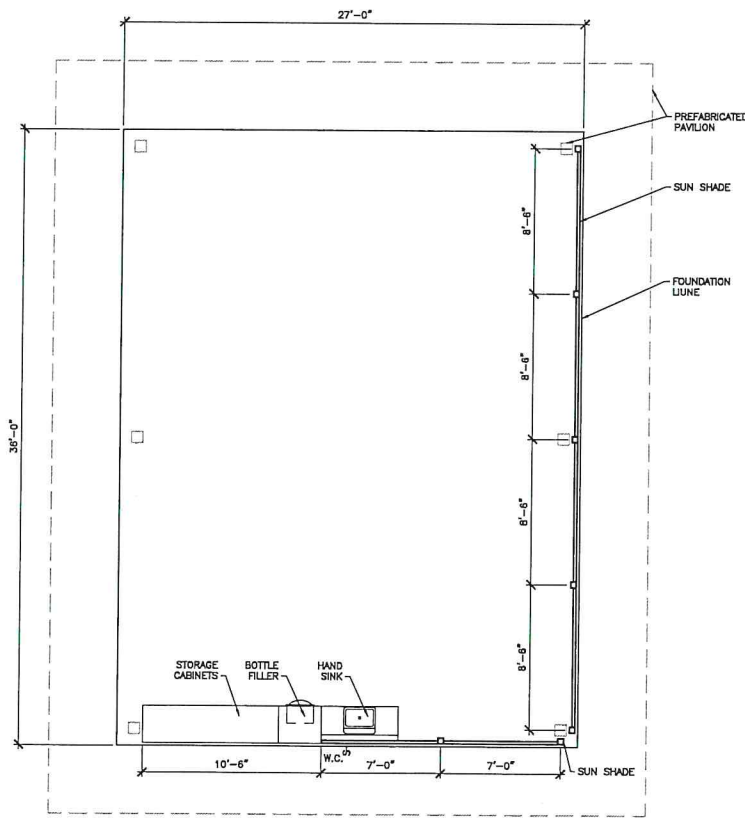
FOR PERMIT  
NOT FOR  
CONSTRUCTION

PROPOSED  
HIDALGO COUNTY  
HEAD START

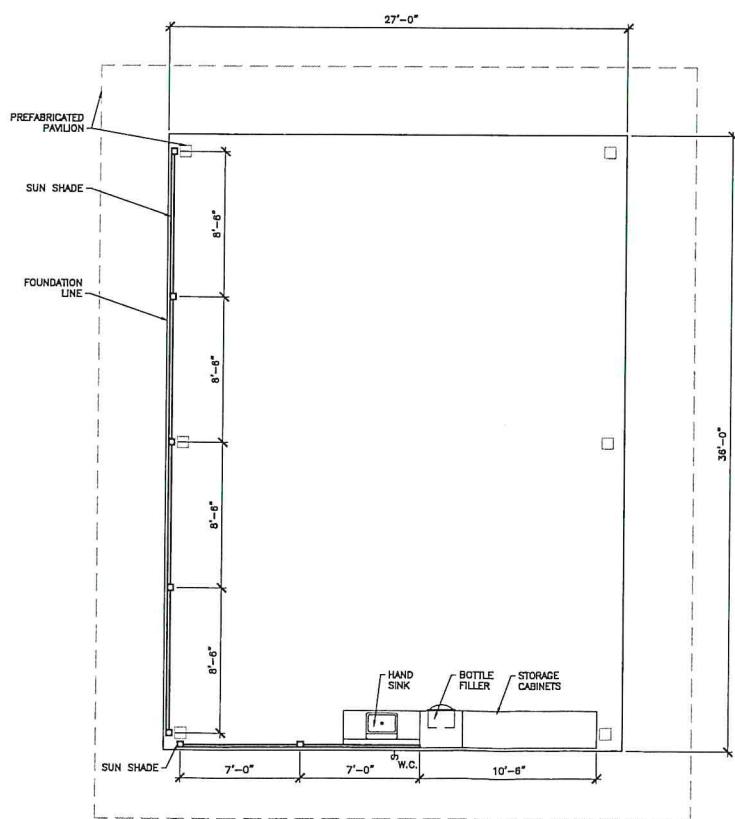
1901 WEST STATE HWY 107  
MCALLEN, TX 78504

PROJECT 1822101  
DATE XX/XX/XXXX  
REVISED

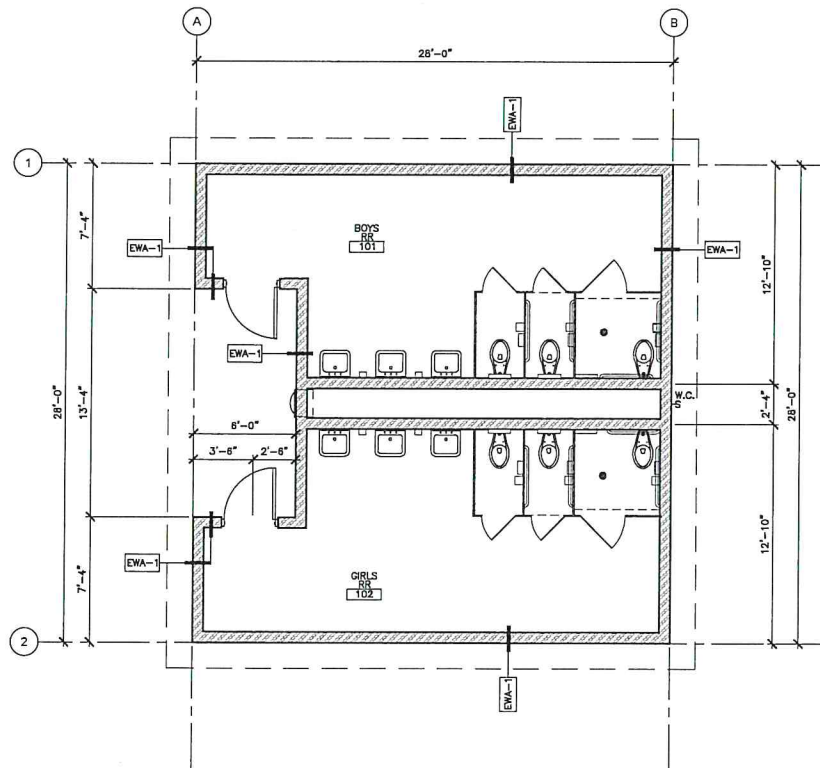
A1.11  
RESTROOMS  
& CLASSROOMS



3 PREFABRICATED PAVILION  
CLASSROOM FLOOR PLAN B  
SCALE: 1/4" = 1'-0"

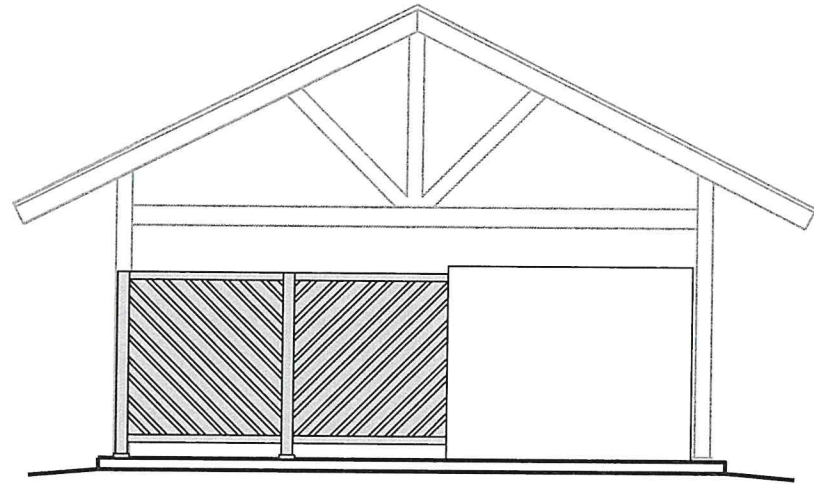


2 PREFABRICATED PAVILION  
CLASSROOM FLOOR PLAN A  
SCALE: 1/4" = 1'-0"

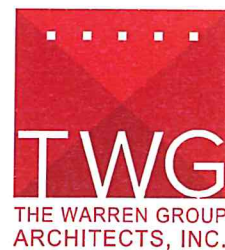
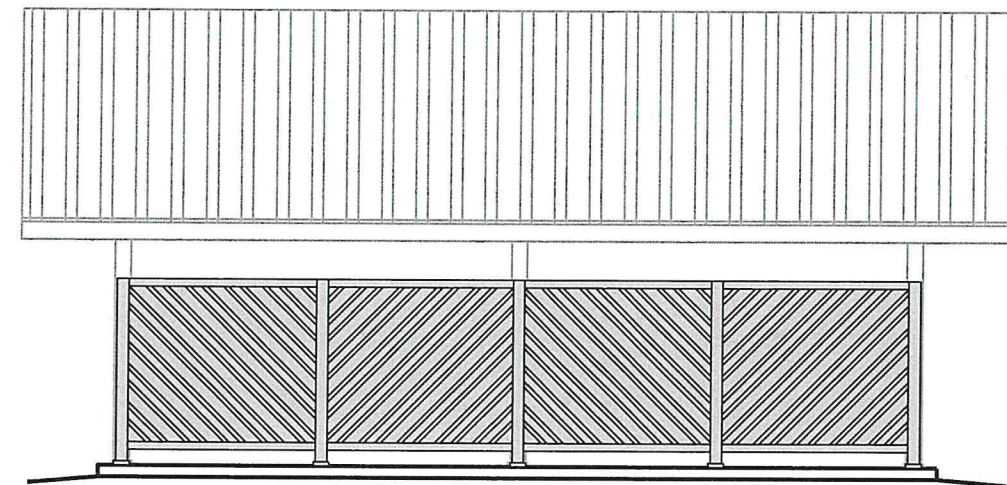
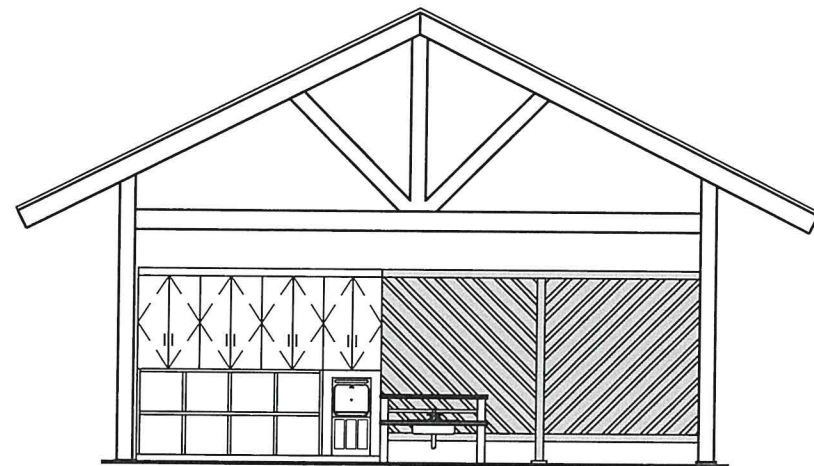
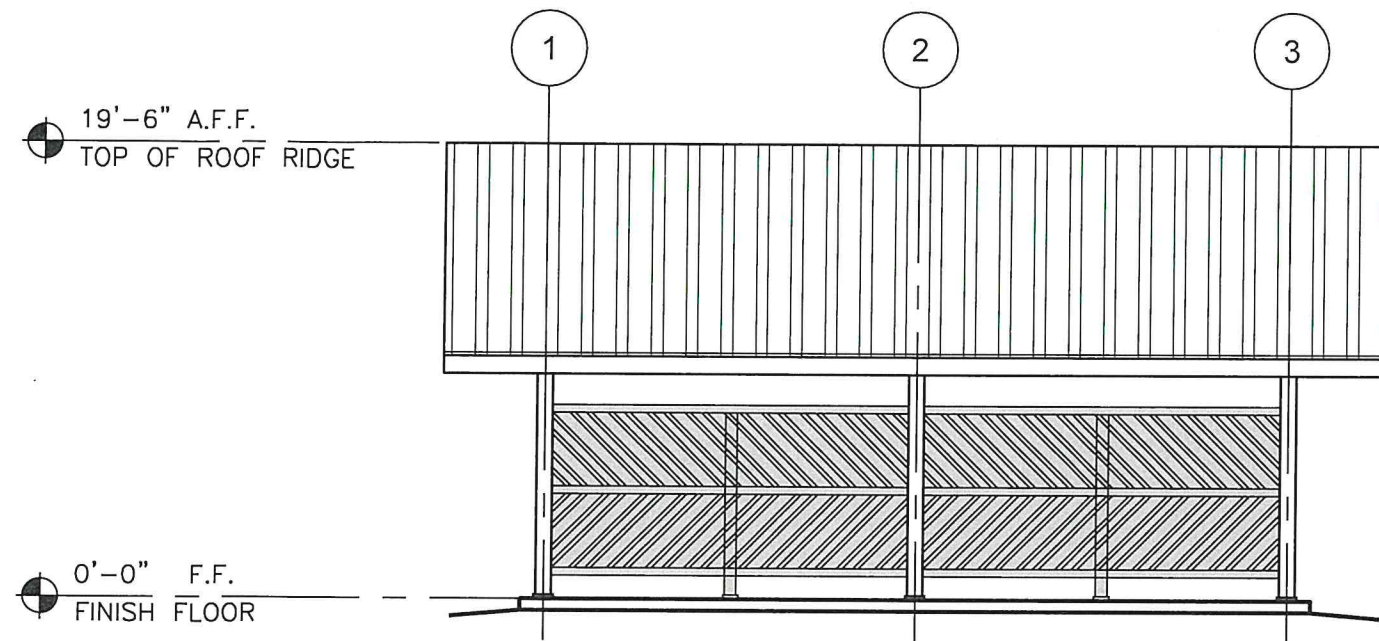


1 BOYS & GIRLS  
RESTROOMS FLOOR PLAN  
SCALE: 1/4" = 1'-0"





CLASSROOM PAVILION A



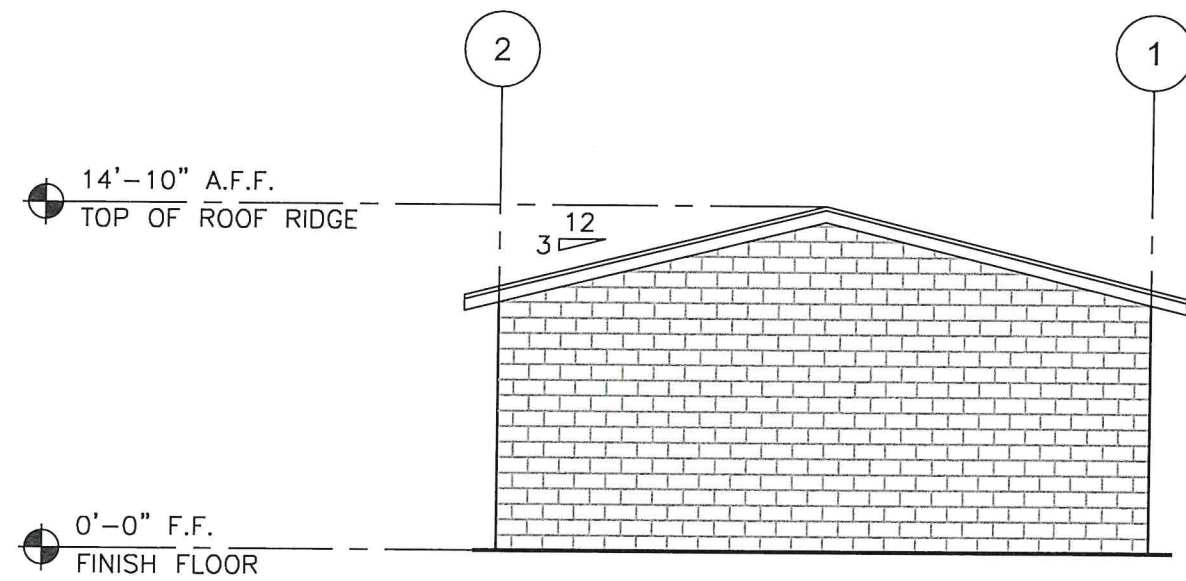
# PRELIMINARY PROJECT SUMMARY:

PAVILION ELEVATION A	SIMILAR TO MODEL 98-R20020-6T	LEARNING BOARD KIOSK A	SIMILAR TO MODEL 98-74
PAVILION ELEVATION B	SIMILAR TO MODEL 98-R30030-8T	LEARNING BOARD KIOSK B	SIMILAR TO MODEL 98-68

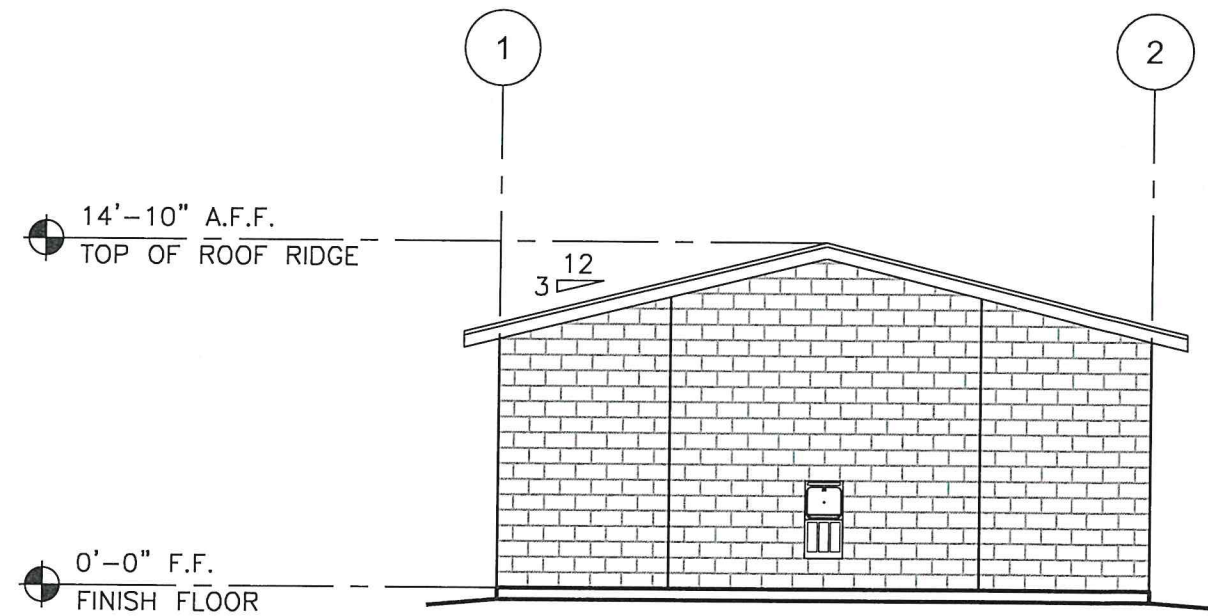
HIDALGO COUNTY HEAD START  
CLASSROOM PAVILION AND  
LEARNING BOARD KIOSK

CONCEPTUAL  
ELEVATIONS  
09-23-2021  
SCALE 1/8"=1'-0"  
PROJECT NO. 1822101

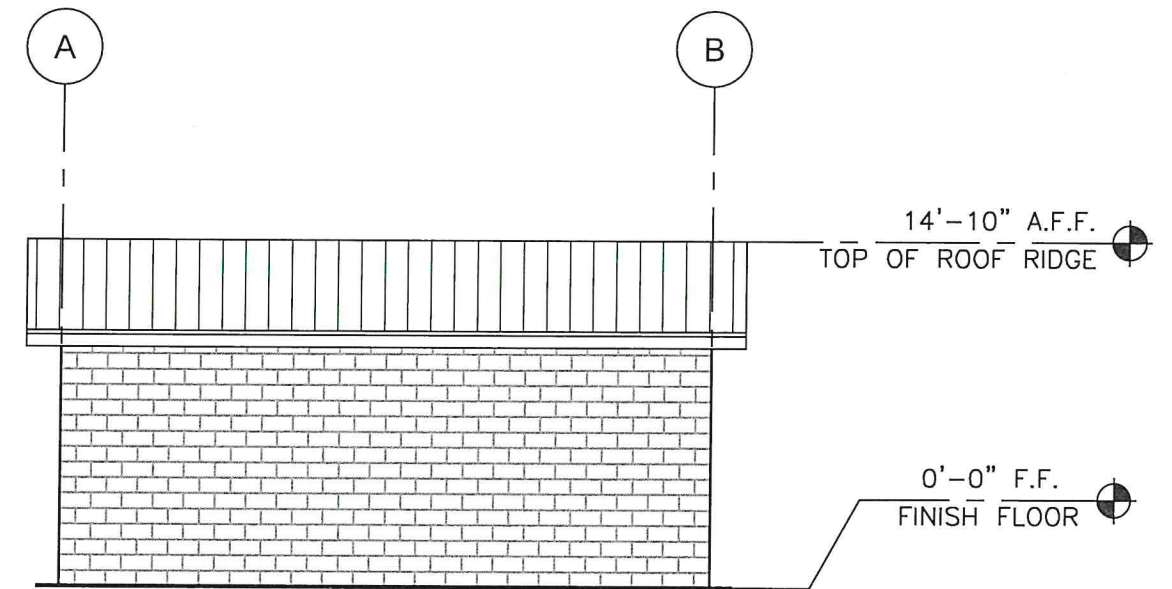
**A2.0**



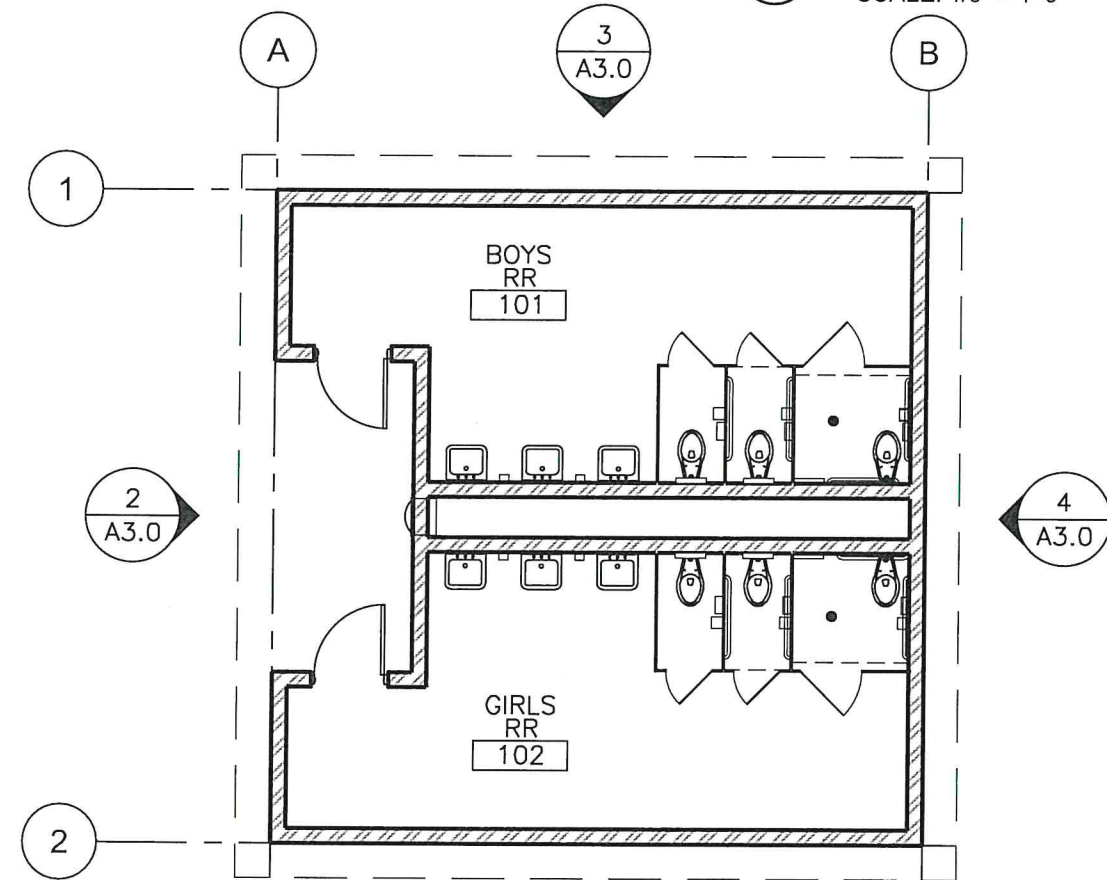
4 SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



3 WEST & EAST ELEVATION  
SCALE: 1/8" = 1'-0"



3 1 RR FLOOR PLAN  
SCALE: 1/8" = 1'-0"



# HIDALGO COUNTY HEAD START OUTDOOR LEARNING ENVIRONMENTS AND DISCOVERY CLASSROOMS SUBDIVSION

A 9.885 ACRE (MORE OR LESS) TRACT OF LAND, BEING THE EAST 10.264 ACRES (DEED RECORD: 10.00 ACRES) OF LOT 10, SECTIONS 280, TEXAS MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO MAP THEREOF RECORDS

## METES AND BOUNDS

A 9.885 ACRE (MORE OR LESS) TRACT OF LAND, BEING THE EAST 10.264 ACRES (DEED RECORD: 10.00 ACRES) OF LOT 10, SECTIONS 280, TEXAS MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO MAP THEREOF RECORDED IN VOLUME 24, PAGES 168 THROUGH 171, DEED RECORDS OF HIDALGO COUNTY, TEXAS; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND ON THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 107 FOR THE NORTHEAST CORNER OF THIS TRACT, SAID ROD BEARS SOUTH 08 DEGREES 59 MINUTES WEST, 50.00 FEET FROM THE NORTHEAST CORNER OF LOT 10;

THENCE, SOUTH 08 DEGREES 59 MINUTES WEST, ALONG THE EAST LINE OF LOT 10, A DISTANCE OF 1305.50 FEET TO A 1 INCH IRON PIPE FOUND FOR THE SOUTHEAST CORNER OF LOT 10, AND THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, NORTH 80 DEGREES 42 MINUTES WEST, ALONG THE SOUTH LINE OF LOT 10, A DISTANCE OF 330.00 FEET TO A 1/2 INCH IRON ROD SET FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, NORTH 08 DEGREES 59 MINUTES EAST, A DISTANCE OF 1304.25 FEET TO A 1/2 INCH IRON ROD FOUND ON THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 107 FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE, SOUTH 81 DEGREES, 12 MINUTES, 20 SECONDS EAST, (DEED RECORDS: SOUTH 81 DEGREES, 17 MINUTES 30 SECONDS EAST), ALONG THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 107, A DISTANCE OF 14.35 FEET TO A 1/2 IRON ROD FOUND FOR AN EXTERIOR CORNER OF THIS TRACT;

THENCE, SOUTH 80 DEGREES 55 MINUTES EAST (DEED RECORD: SOUTH 81 DEGREES, 00 MINUTES, 10 SECONDS EAST), ALONG THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 107, A DISTANCE OF 315.65 FEET (DEED RECORD: 319.45 FEET) THE POINT OF BEGINNING, AND CONTAINING 9.885 ACRES OF LAND, MORE OR LESS.

## GENERAL PLAT NOTES

- THE SITE LIES IN ZONE "X"(UNSHADED). ZONE "X" (UNSHADED) IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN. ZONE "X" (UNSHADED) SHOWN ON: COMMUNITY-PANEL NUMBER: 480334 03250 MAP REVISED: JUNE 6, 2000
- MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT CENTER OF LOT.
- MINIMUM SETBACKS SHALL COMPLY WITH THE CITY OF MCALLEN ZONING CODE:
- FRONT: 20 FEET OR GREATER FOR EASEMENT OR APPROVED SITE PLAN  
REAR: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENT OR APPROVED SITE PLAN  
SIDE: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENT OR APPROVED SITE PLAN.
- REQUIRED DETENTION FOR STORM SEWER RUNOFF PER THE APPROVED DRAINAGE REPORT SHALL BE 48,810.66 CUBIC FEET, OR 1.12 AC-FT TO BE DETAINED WITHIN THE SUBDIVISION.
- CITY OF MCALLEN BENCHMARK:
- ALL LOT CORNERS ARE SET 1/2 INCH IRON RODS WITH CAP.
- A FIVE (5.00') FOOT SIDEWALK AND ADA RAMPS ARE REQUIRED ALONG STATE HIGHWAY 107.
- ALL EASEMENTS SHOWN ARE DEDICATED BY THIS PLAT, UNLESS STATED OTHERWISE.
- NO STRUCTURES PERMITTED TO BE BUILT OVER EASEMENTS.
- MAINTENANCE OF PRIVATE DRAINAGE SYSTEM, EASEMENTS, AND COMMON AREA WILL BE THE RESPONSIBILITY OF PROPERTY OWNER.
- 6 FT MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.

## STATE OF TEXAS COUNTY OF HIDALGO

WE, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS HIDALGO COUNTY HEADSTART PROGRAM TO THE CITY OF MCALLEN, TEXAS, AND WHOSE NAMES ARE SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWER, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH WE WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF MCALLEN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF MCALLEN

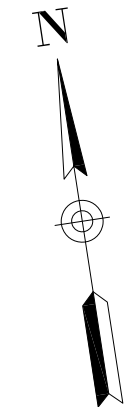
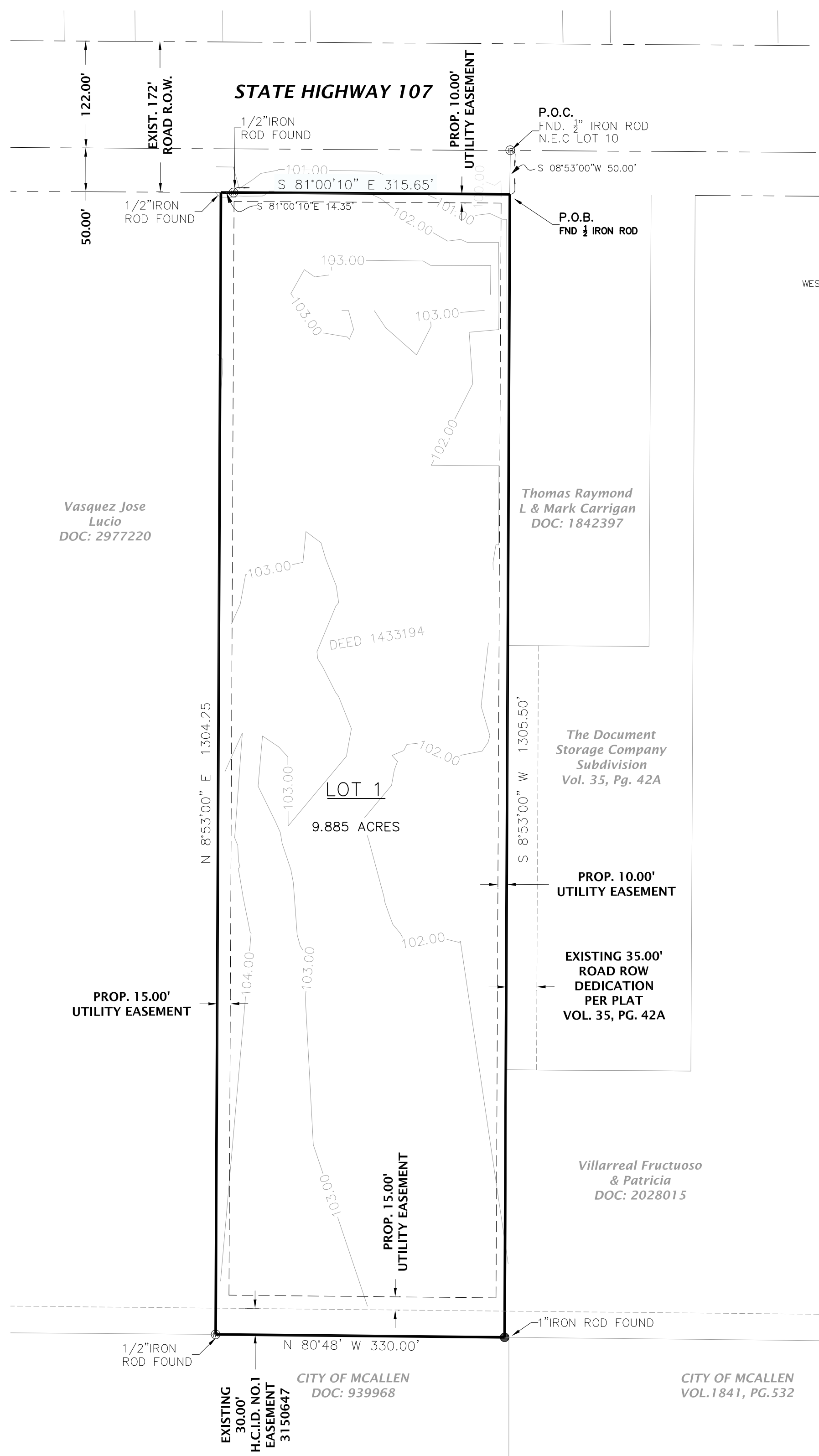
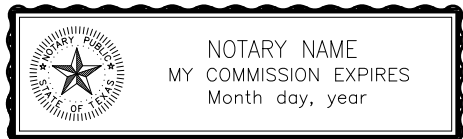
OWNER: HIDALGO COUNTY HEADSTART PROGRAM  
1901 W SH 107  
MCALLEN, TEXAS 78504

## STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2022

NOTARY PUBLIC IN AND FOR THE  
STATE OF TEXAS  
MY COMMISSION EXPIRES. \_\_\_\_\_



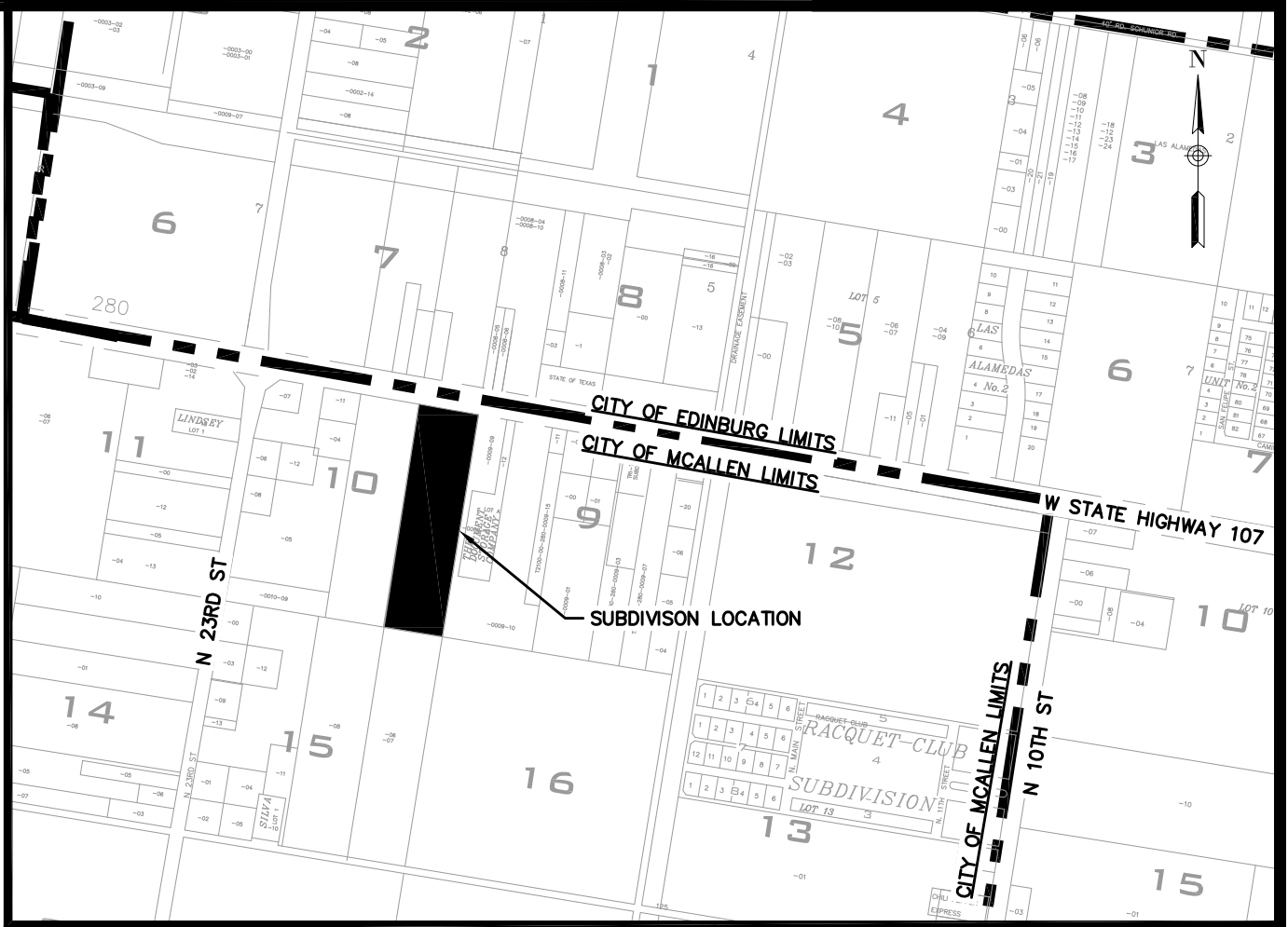
SCALE: 1"=100'  
BASIS OF BEARING  
TEXAS STATE PLANE  
COORDINATES NAD 83  
TEXAS SOUTH ZONE (4205)  
WESTERN DATA SYSTEMS NETWORK

## LEGEND:

- -1/2-INCH FOUND IRON ROD OR AS NOTED
- -1/2-INCH SET IRON ROD WITH CAP STAMPED "HC"
- ⊙ -1/2-INCH FOUND IRON PIPE
- -1.00-INCH FOUND IRON PIPE
- △ -FOUND COTTON PICKER SPINDLE

## ABBREVIATION LEGEND:

M.R.H.C.T.-MAP RECORDS HIDALGO COUNTY TEXAS  
D.R.H.C.T.-DEED RECORDS HIDALGO COUNTY TEXAS  
O.R.H.C.T.-OFFICIAL RECORDS HIDALGO COUNTY TEXAS  
VOL.-VOLUME  
PG.-PAGE  
S.F.-SQUARE FEET  
U.E.-UTILITY EASEMENT  
R.O.W.-RIGHT-OF-WAY  
P.O.B.-POINT OF BEGINNING  
P.O.C.-POINT OF COMMENCING  
N.E.C.-NORTH EAST CORNER  
T.B.M.-TEMPORARY BENCHMARK



## LOCATION MAP

SCALE: 1"=1000'

LOCATION OF SUBDIVISION  
H.C. HEAD START OUTDOOR LEARNING ENVIRONMENTS AND DISCOVERY CLASSROOMS  
SUBDIVISION IS LOCATED ON THE SOUTH SIDE OF HWY 107 AND APPROXIMATELY 1/2 OF MILE EAST OF N. 23RD ST. THE SUBDIVISION LIES INSIDE CITY OF MCALLEN LIMITS ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF MCALLEN (POPULATION 142,210), AND LIES IN PCT. NO. 4.

## STATE OF TEXAS CITY OF MCALLEN

I, THE UNDERSIGNED, MAYOR OF THE CITY OF MCALLEN, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY WHEREIN MY APPROVAL IS REQUIRED.

MAYOR \_\_\_\_\_

DATE \_\_\_\_\_

## STATE OF TEXAS CITY OF MCALLEN

I, THE UNDERSIGNED CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF MCALLEN HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

CHAIRMAN,  
PLANNING AND ZONING COMMISSION

DATE \_\_\_\_\_



FILED FOR RECORD IN  
HIDALGO COUNTY  
ARTURO GUJARDO, JR.  
HIDALGO COUNTY CLERK

ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM

INSTRUMENT NUMBER  
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: \_\_\_\_\_ DEPUTY

## APPROVED BY DRAINAGE DISTRICT:

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE 49.211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION. BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA, IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

RAUL E. SESIN, P.E., C.F.M.  
GENERAL MANAGER

DATE \_\_\_\_\_

## STATE OF TEXAS COUNTY OF HIDALGO

I, "SURVEYOR NAME" THE UNDERSIGNED A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS. HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

SURVEYOR NAME  
REG. PROFESSIONAL LAND SURVEYOR #1234

DATE \_\_\_\_\_

## STATE OF TEXAS COUNTY OF HIDALGO

I, "YVETTE BARRERA, P.E." A UNDERSIGNED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, REGISTRATION NUMBER TX 94703, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.

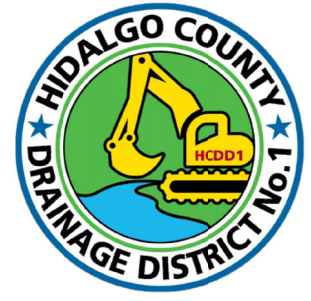


YVETTE BARRERA, P.E.  
REG. PROFESSIONAL ENGINEER #94703

DATE \_\_\_\_\_

## INDEX OF SHEETS

- |           |   |
|-----------|---|
| SHEET 1.- | HEADING; INDEX: LOCATION MAP AND ET.; PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNERS DEDICATION, CERTIFICATION, AND ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.D. No.1 CERTIFICATION; WATER CERTIFICATION, P&Z CITY CERTIFICATION; REVISION NOTES. |
| SHEET 2.- | WATER DISTRIBUTION MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); TYPICAL WATER SERVICE CONNECTION; SUBDIVIDER CERTIFICATE AND STATEMENT.  |
| SHEET 3.- | DETAIL SHEET  |
| SHEET 4.- | SANITARY SEWER DISTRIBUTION LAYOUT  |
| SHEET 5.- | PAVING DISTRIBUTION AND DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION; REVISION NOTES.   |



Raul E. Sesin P.E., C.F.M.  
General Manager  
Floodplain Administrator

## HIDALGO COUNTY DRAINAGE DISTRICT No. 1

902 N. DOOLITTLE RD  
EDINBURG TX. 78542

TEL:(956) 292-7080

www.hcdd1.org

PROJECT NO.  
H.C. HEAD START OUTDOOR LEARNING ENVIRONMENT  
AND DISCOVERY CLASSROOMS SUBDIVISION  
E-21-023

DRAWN BY: F.A.

REVISIONS:

CHECKED BY: Y.B./G.A./R.S.

TOPO BY: E-21-023

SHEET: SHEET NO. 1 OF 5 SHEETS





**NOTICE  
INSTITUTIONAL  
USE  
FOR  
THIS PROPERTY  
CUP2022-0111**

 CITY OF McALLEN PLANNING DEPT.  
956-681-1250  
WWW.MCALLEN.NET



HIDALGO COUNTY HEAD START PROGRAM  
 EXCELLENCE  
IN EDUCATION  
AWARDS  
EARLY CHILDHOOD STATE FINALIST

Hidalgo County  
Head Start Program  
www.hidalgohs.org  
956-383-0706  
BREAKING THE  
CYCLE OF POVERTY  
WITH LITERACY



## Memo

**TO:** Planning and Zoning Commission

**FROM:** Planning Staff

**DATE:** August 11, 2022

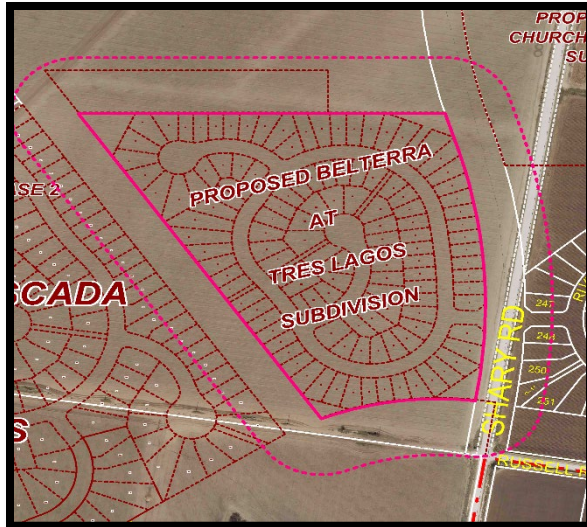
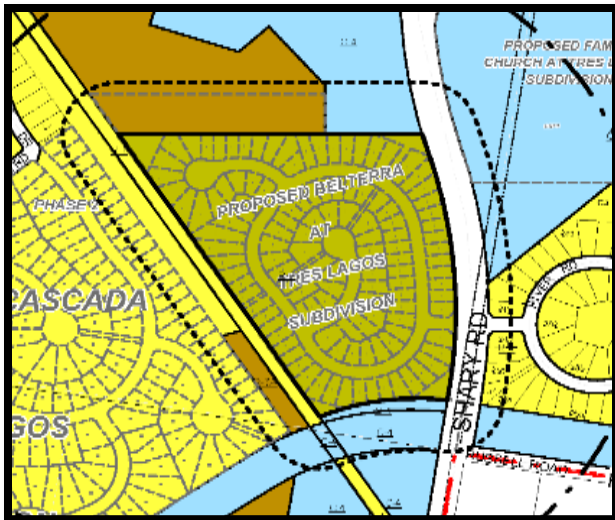
**SUBJECT: REZONE FROM R-2 (DUPLEX-FOURPLEX RESIDENTIAL) DISTRICT TO R-1 (SINGLE-FAMILY RESIDENTIAL) DISTRICT: 20.0 ACRES OUT OF SECTION 227, TEXAN-MEXICAN RAILWAY COMPANY'S SUREVEY, HIDALGO COUNTY, TEXAS; 14301 NORTH SHARY ROAD. (REZ2022-0028)**

---

**LOCATION:** The property is located along the east side of North Shary Road. The tract has an irregular shape with a lot size of 20.0 acres.

**PROPOSAL:** The applicant is requesting R-1 (single-family residential) District in order to build single-family residential homes for a proposed subdivision under the name of Belterra At Tres Lagos Subdivision. A feasibility plan has not been submitted to the Planning Department.

**ADJACENT ZONING:** The adjacent zoning is R-3A (multifamily residential apartments) District to the north, C-4 (commercial-industrial) District to the north, east, and south and R-1 (single-family residential) District to the east and to the west.



**LAND USE:** The subject property is currently vacant. The surrounding land use is single-family residential and vacant land.

**COMPREHENSIVE PLAN:** The Foresight McAllen Comprehensive Plan designates the future land use for this property as Suburban Commercial which is comparable to C-3L (light commercial) District.

**DEVELOPMENT TRENDS:** The development trend for this area along west side of Tres Lagos Boulevard is single family residential.

**ANALYSIS:** The requested zoning does not conform to the Suburban Commercial land use designation as indicated on the Foresight McAllen Comprehensive Plan.

The 20 acre tract will be part of the proposed Belterra At Tres Lagos Subdivision Acres.

A buffer will be required as applicable.

An approved site plan and a recorded subdivision plat are required prior to building permit issuance. Required park land dedication or a fee in lieu of land comprising \$700 per dwelling unit is required prior to recording a subdivision plat.

Staff has not received any calls or emails in opposition to the rezoning request.

**RECOMMENDATION:** Staff recommends approval of the rezoning request to R-1 District since the request conforms to the development trend for the area. The rezoning and development trends are single family residential.

SECTION 227,  
TEXAS-MEXICAN RAILWAY COMPANY SURVEY,  
VOLUME 4, PAGES 142-143, H.C.O.R.,  
RHODES ENTERPRISES, INC.,  
C.S.W.D. DOCUMENT NUMBER 2869694  
H.C.O.R.

ML RHODES, LTD  
W.D. DOCUMENT  
No. 741019,  
H.C.O.R.

- NOTES:
- SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL & SIGNATURE OF SURVEYOR.
  - ALL BEARINGS AND DISTANCES AS PER TEXAS COORDINATE SYSTEM SOUTH ZONE 4205, GRID COORDINATES.
  - SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT WHICH MAY SHOW EASEMENTS AFFECTING THIS TRACT. THE SURVEYOR IS ADVISING THE RECIPIENT OF THIS PLAT THAT EASEMENTS MAY AFFECT THIS TRACT.
  - ELEVATION DATUM PER NAVD 88 (GEOID 2012B)



I, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THE FOREGOING PLAT TO BE TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE ON THE GROUND ON 07/07/2022 UNDER MY DIRECTION AND SUPERVISION.  
DATE: 07/19/2022  
DRAWN BY: B.M., J.G.  
JOB No. 22125  
FILE NAME: 22125

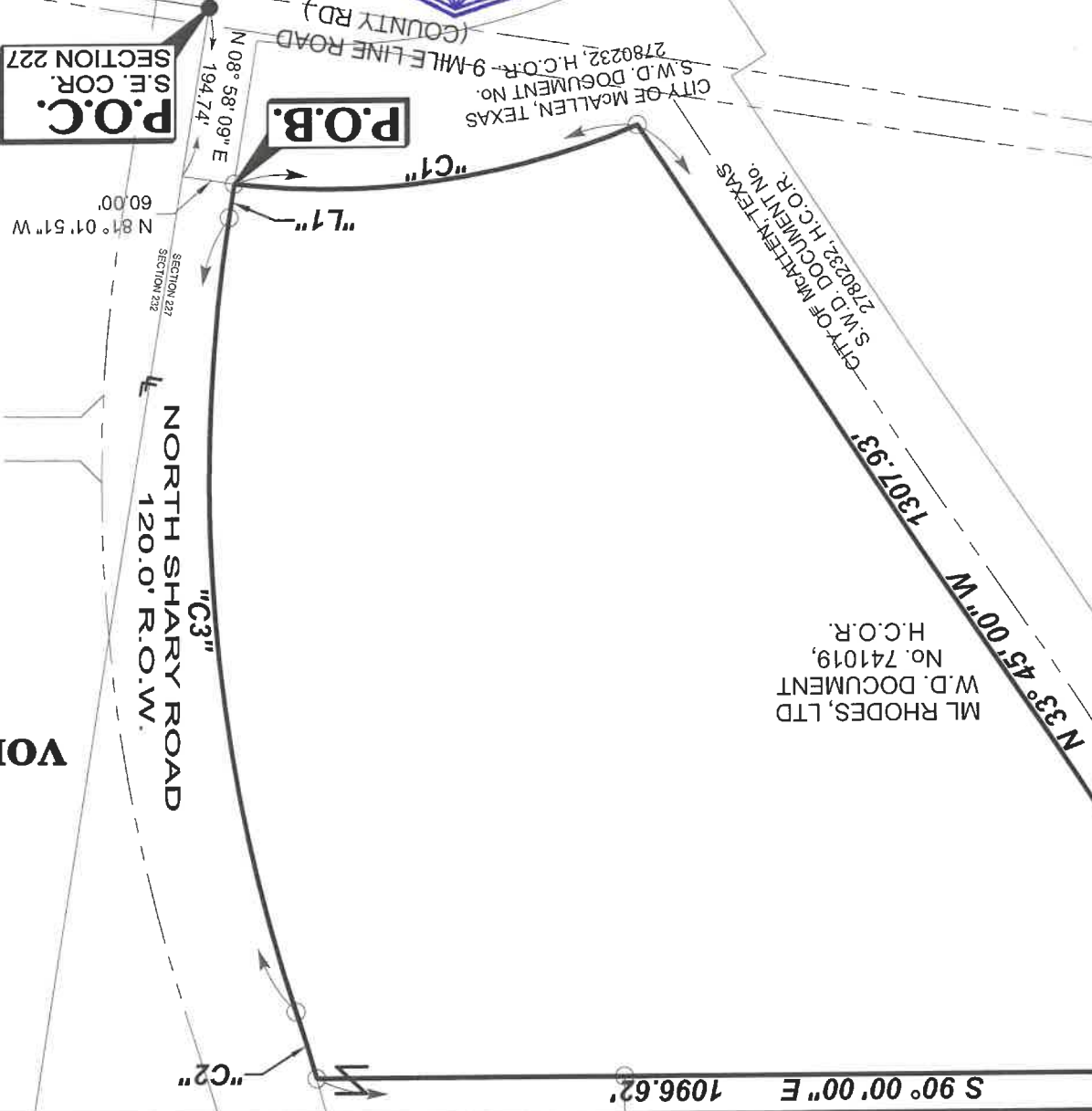
115 W. MCINTYRE  
EDINBURG, TX 78541  
PH: (956) 381-0981  
FAX: (956) 381-1839  
ESTABLISHED 1947  
www.meldenandhunt.com  
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MELDEN & HUNT INC.  
CONSULTANTS • ENGINEERS • SURVEYORS



Curve #	Delta	Radius	Length	Tangent	Chord Length	Chord Direction
"C1"	029° 57' 23"	900.00'	470.56'	240.79'	465.21'	S 82° 04' 20" W
"C2"	002° 14' 17"	2060.00'	80.47'	40.24'	80.47'	S 17° 04' 16" E
"C3"	027° 09' 33"	1940.00'	919.59'	468.60'	911.01'	S 04° 36' 38" E

Line #	Direction	Length
"L1"	S 08° 58' 09" W	38.83'



**PLAT SHOWING  
20.000 ACRES  
OUT OF SECTION 227  
TEXAS-MEXICAN RAILWAY  
COMPANY'S SURVEY  
VOLUME 4, PAGES 142-143, H.C.D.R.  
CITY OF McALLEN  
HIDALGO COUNTY, TEXAS**

**FLOOD ZONE**  
ZONE "X" (UNSHADED)  
AREAS DETERMINED TO BE OUTSIDE 500-YEAR  
FLOODPLAIN.  
COMMUNITY-PANEL NUMBER: 480334 0295 D  
MAP REVISED: JUNE 6, 2000

**LEGEND**  
● FOUND No.4 REBAR  
○ SET No.4 REBAR WITH PLASTIC  
CAP STAMPED MELDEN & HUNT

- R.O.W. - RIGHT OF WAY
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
- S.E. COR. - SOUTHEAST CORNER
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCING
- W.D. - WARRANTY DEED
- S.W.D. - SPECIAL WARRANTY DEED
- C.S.W.D. - CORRECTION SPECIAL WARRANTY DEED
- SAME OWNER
- LOT LINE

SCALE: 1"=100'





July 19, 2022

**METES AND BOUNDS DESCRIPTION  
20.000 ACRES OUT OF SECTION 227  
TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY  
VOLUME 4, PAGES 142-143, H.C.D.R.  
CITY OF McALLEN,  
HIDALGO COUNTY, TEXAS**

A tract of land containing 20.000 acres situated in the City of McAllen, County of Hidalgo, Texas, being a part or portion out of Section 227, Texas-Mexican Railway Company's Survey, according to the plat thereof recorded in Volume 4, Pages 142-143, Hidalgo County Deed Records, said 20.000 acres out of a certain tract conveyed to ML Rhodes, LTD, by virtue of a Warranty Deed recorded under Document Number 741019, Hidalgo County Official Records, said 20.000 acres also being more particularly described as follows:

COMMENCING, at a No. 4 rebar found at the Southeast corner of said Section 227 and within the existing right-of-way of 9 Mile Road and North Shary Road;

THENCE, N 08° 58' 09" E, along the East line of said Section 227, a distance of 194.74 feet, within the existing right-of-way of North Shary Road;

THENCE, N 81° 01' 51" W, a distance of 60.00 feet, to a No. 4 rebar set at an outside corner of a certain tract conveyed to the City of McAllen, Texas by virtue of a Special Warranty Deed recorded under Document Number 2780232, Hidalgo County Official records, for the POINT OF BEGINNING, and the Southeast corner of this herein described tract;

1. THENCE, in a Southwesterly direction along a curve to the left, with a central angle of 29° 57' 23", a radius of 900.00 feet, an arc length of 470.56 feet, a tangent of 240.79 feet and a chord that bears S 82° 04' 20" W, a distance of 465.21 feet to a No. 4 rebar set at an inside corner of said City of McAllen, Texas tract, for the Southwest corner of this tract;
2. THENCE, N 33° 45' 00" W, along the East line of said City of McAllen, Texas tract, a distance of 1,307.93 feet to a No. 4 rebar set, for the Northwest corner of this tract;
3. THENCE, S 90° 00' 00" E a distance of 1,096.62 feet to a No. 4 rebar set for the Northeast corner of this tract;
4. THENCE, in a Southeasterly direction along a curve to the left, with a central angle of 02° 14' 17", a radius of 2,060.00 feet, an arc length of 80.47 feet, a tangent of 40.24 feet and a chord that bears S 17° 04' 16" E, a distance of 80.47 feet to a No. 4 rebar set for an angle point of this tract;
5. THENCE, in a Southeasterly direction along a curve to the right, with a central angle of 27° 09' 33", a radius of 1,940.00 feet, an arc length of 919.59 feet, a tangent of 468.60 feet and a chord that bears S 04° 36' 38" E, a distance of 911.01 feet to a No. 4 rebar set for an angle point of this tract;
6. THENCE, S 08° 58' 09" W a distance of 38.83 feet to the POINT OF BEGINNING and containing 20.000 acres of land, more or less.

I, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR DO  
HEREBY AFFIRM THAT THIS METES AND BOUNDS DESCRIPTION REPRESENTS  
THE RESULTS OF A SURVEY MADE ON THE GROUND ON 07/07/2022 UNDER MY  
DIRECTION AND SUPERVISION.

ROBERTO N. TAMEZ, R.P.L.S. #6238

DATE:





**NOTICE  
REZONING  
FOR  
THIS PROPERTY  
REZ2022-0028**

 CITY OF MCALLEN PLANNING DEPT.  
956-681-1250  
WWW.MCALLE.NET





## Planning Department

### Memo

**TO:** Planning and Zoning Commission

**FROM:** Planning Staff

**DATE:** August 11, 2022

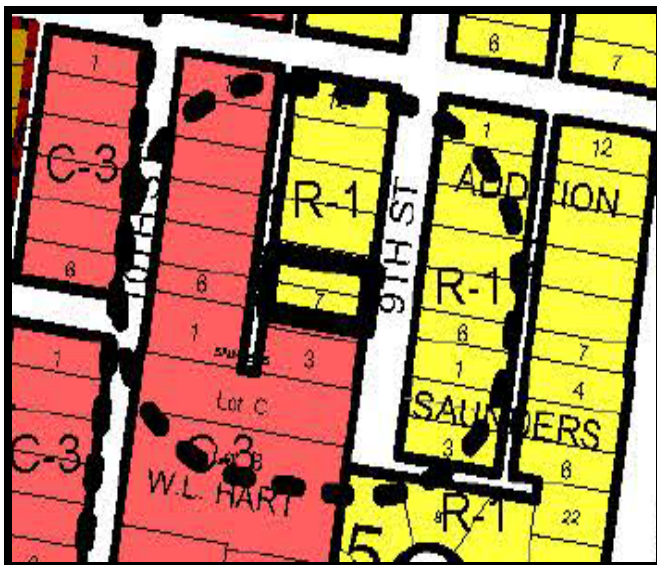
**SUBJECT:** REZONE FROM R-1 (SINGLE-FAMILY RESIDENTIAL) DISTRICT TO C-3 (GENERAL BUSINESS) DISTRICT: LOTS 7 AND 8, SAVE AND EXCEPT THE NORTH 15 FEET OF LOT 8, BLOCK 1, RENKEN'S ADDITION SUBDIVISION, HIDALGO COUNTY, TEXAS; 601 NORTH 9<sup>TH</sup> STREET. (REZ2022-0032)

---

**LOCATION:** The property is located along the west side of North 9<sup>th</sup> Street. The tract has 70 feet of frontage along North 9<sup>th</sup> Street with a depth of 140 feet for a lot size 9,800 square feet.

**PROPOSAL:** The applicant is requesting C-3 (general business) District for commercial use. A feasibility plan has not been submitted to the Planning Department.

**ADJACENT ZONING:** The adjacent zoning is R-1 (single-family residential) District to the north, east, and C-3 District to the south and west.



**LAND USE:** The subject property is currently vacant. The surrounding land use is single-family residential and commercial use including, Bonita Flowers & Gifts, and Amax Auto Insurance.

**COMPREHENSIVE PLAN:** The Foresight McAllen Comprehensive Plan designates the future land use for this property as Auto Urban Residential which is comparable to Single Family Residential.



**DEVELOPMENT TRENDS:** The trend for this area along North 9<sup>th</sup> Street is established single family residential and commercial.

**ANALYSIS:** The requested zoning does not conform to the Auto Urban Single Family land use designation as indicated on the Foresight McAllen Comprehensive Plan.

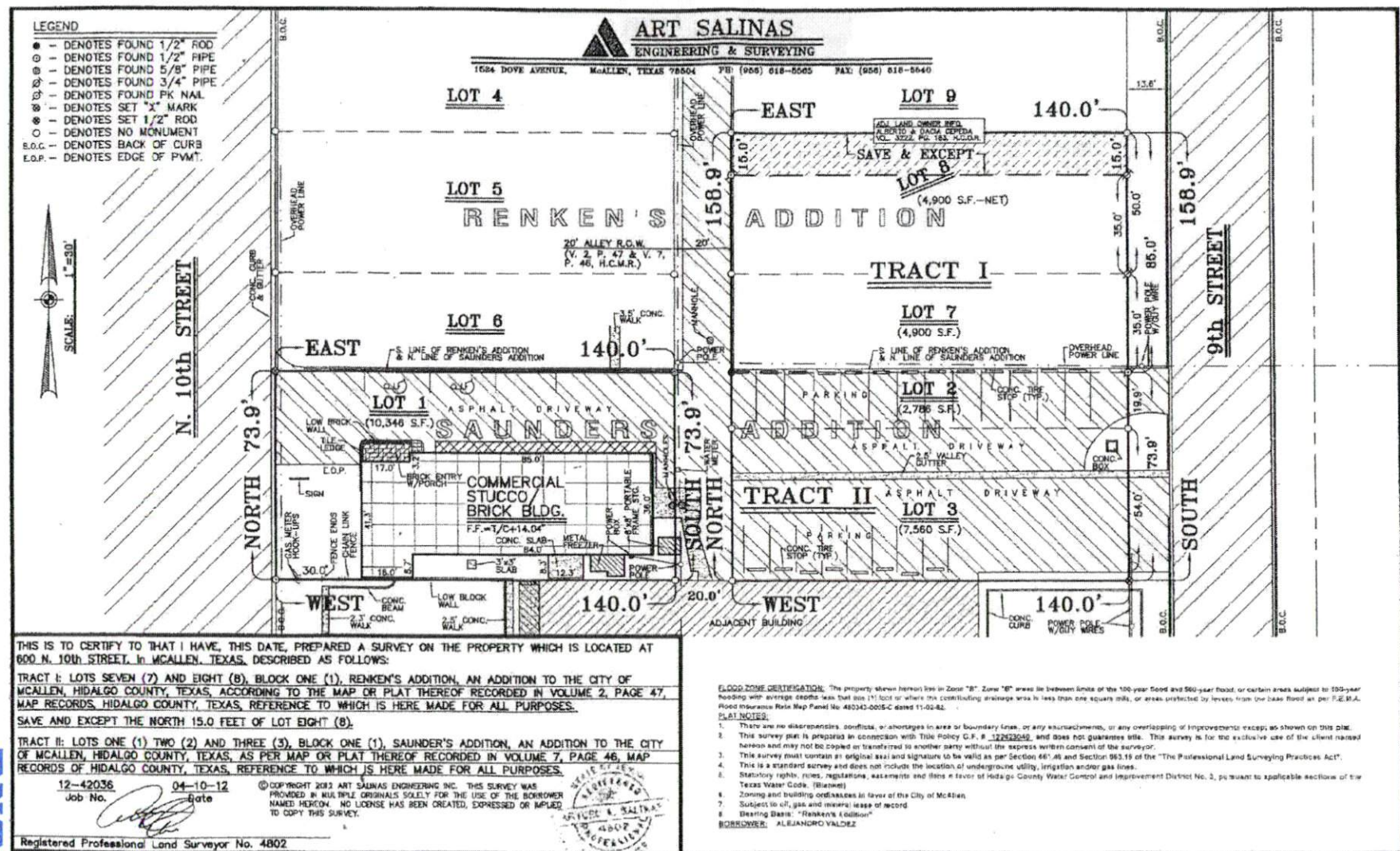
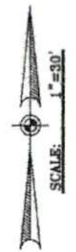
A buffer will be required as applicable.

An approved site plan and a recorded subdivision plat may be required prior to building permit issuance.

Staff has not received any calls or emails in opposition to the rezoning request.

**RECOMMENDATION:** Staff recommends disapproval of the rezoning request to C-3 District since the request does not conform to the Auto Urban Single Family comprehensive plan designation for the subject tract. The rezoning and development trends are single family residential.

- LEGEND**
- - DENOTES FOUND 1/2" ROD
  - - DENOTES FOUND 1/2" PIPE
  - - DENOTES FOUND 5/8" PIPE
  - - DENOTES FOUND 3/4" PIPE
  - - DENOTES FOUND PK NAIL
  - - DENOTES SET "X" MARK
  - - DENOTES SET 1/2" ROD
  - - DENOTES NO MONUMENT
  - - DENOTES BACK OF CURB
  - - DENOTES EDGE OF P.V.M.T.



THIS IS TO CERTIFY TO THAT I HAVE, THIS DATE, PREPARED A SURVEY ON THE PROPERTY WHICH IS LOCATED AT 600 N. 10th STREET, IN McALLEN, TEXAS, DESCRIBED AS FOLLOWS:

TRACT I: LOTS SEVEN (7) AND EIGHT (8), BLOCK ONE (1), RENKEN'S ADDITION, AN ADDITION TO THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 47, MAP RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES.

SAVE AND EXCEPT THE NORTH 15.0 FEET OF LOT EIGHT (8).

TRACT II: LOTS ONE (1) TWO (2) AND THREE (3), BLOCK ONE (1), SAUNDER'S ADDITION, AN ADDITION TO THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 7, PAGE 46, MAP RECORDS OF HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES.

12-42036  
Job No.

04-10-12  
Date

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REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4802

- FLOOD ZONE CERTIFICATION:** The property shown hereon lies in Zone "B". Zone "B" areas lie between limits of the 100-year Flood and 500-year Flood, or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile, or areas protected by levees from the base flood as per F.E.M.A. Flood Insurance Rate Map Panel No. 480340-0005-C dated 11-02-04.
- PLAT NOTES:**
- There are no discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments, or any overlapping of improvements except as shown on this plat.
  - This survey plat is prepared in accordance with Title Policy G.P. # 322532642, and does not guarantee title. This survey is for the exclusive use of the client named hereon and may not be copied or transmitted to another party without the express written consent of the surveyor.
  - This survey must contain an original seal and signature to be valid as per Section 461.46 and Section 963.16 of the "The Professional Land Surveying Practices Act".
  - This is a standard survey and does not include the location of underground utility, irrigation and/or gas lines.
  - Statutory rights, rules, regulations, easements and liens in favor of Hidalgo County Water Control and Improvement District No. 2, pursuant to applicable sections of the Texas Water Code, (Waternet).
  - Zoning and building ordinances in favor of the City of McAllen.
  - Subject to oil, gas and mineral lease of record.
  - Dealing Basis: "Ranken's Edition"
- BORROWER: ALEJANDRO VALDEZ

Initial: *AV*

JUL 20 2022

ENTERED

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

### WARRANTY DEED

Date: January 5, 2021

Grantor: AURORA GARCIA LOZANO, AKA AURORA GARCIA LOZANO DE VALDEZ, a single person

Grantor's Mailing Address (including county):

Monte Capitolio 240-1C  
Fuentes del Valle  
San Pedro Garza Garcia NL  
Mexico CP 66226.

Grantee: PAMM FAMILY PROPERTIES, LLC

Grantee's Mailing Address (including county):

813 N. Main St.  
McAllen, Texas 78501  
Hidalgo County, Texas

Consideration: Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged.

Property (including any improvements):

TRACT I:

Lots 7 and 8, Block 1, RENKENS ADDITION, an addition to the City of McAllen, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 2, Page 47, Map Records, Hidalgo County, Texas.

SAVE AND EXCEPT the North 15.00 feet of Lot 8 thereof.

TRACT II:

Lots 1, 2 and 3, Block 1, SAUNDERS ADDITION, an addition to the City of McAllen, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 7, Page 46, Map Records, Hidalgo County, Texas.

Reservations from Conveyance and Exceptions to Conveyance and Warranty:

Mineral and/or royalty grant and/or reservation in instrument dated February 19, 1968, recorded in Volume 1197, Page 934, Deed Records, Hidalgo County, Texas, and subsequent transfers thereof.

ENTERED

JUL 20 2022

Initial: Aw



Oil, Gas and Mineral Lease(s) dated March 28, 1952, recorded in Volume 128, Page 561, Oil and Gas Records, and unitized in instrument dated June 10, 1952, recorded in Volume 128, Page 411, Oil and Gas Records, Hidalgo County, Texas, and subsequent transfers thereof.

All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records whether listed herein or not.

Easement and/or other rights, if any, as set forth in Deed dated April 26, 1954, recorded in Volume 822, Page 410, Deed Records, Hidalgo County, Texas.

Easements, rules, regulations and rights in favor of HIDALGO COUNTY WATER IMPROVEMENT DISTRICT NO. 3.

Easements and reservations as may appear upon the recorded map and dedication of said subdivision.

Taxes for the year 2021 and subsequent years.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

BY THE ACCEPTANCE OF THIS DEED, GRANTEE TAKES THE PROPERTY "AS IS", EXCEPT FOR THE WARRANTIES OF TITLE AS PROVIDED AND LIMITED HEREIN. GRANTOR HAS NOT MADE AND DOES NOT MAKE ANY REPRESENTATIONS AS TO THE PHYSICAL CONDITION, LAYOUT, FOOTAGE, EXPENSES, ZONING, OPERATION OR ANY OTHER MATTER AFFECTING OR RELATED TO THE PROPERTY, AND GRANTEE HEREBY EXPRESSLY ACKNOWLEDGES THAT NO SUCH REPRESENTATIONS HAVE BEEN MADE. GRANTOR MAKES NO OTHER WARRANTIES, EXPRESS OR IMPLIED, OF MERCHANTABILITY, MARKETABILITY, FITNESS OR SUITABILITY FOR A PARTICULAR PURPOSE OR OTHERWISE EXCEPT AS SET FORTH AND LIMITED HEREIN. ANY IMPLIED WARRANTIES ARE EXPRESSLY DISCLAIMED AND EXCLUDED.

When the context requires, singular nouns and pronouns include the plural.



**NOTICE  
REZONING  
FOR  
THIS PROPERTY  
REZ2022-0032**



CITY OF MCALLEN PLANNING DEPT.  
956-681-1250  
WWW.MCALLE.NET





## Planning Department

### Memo

**TO:** Planning and Zoning Commission

**FROM:** Planning Staff

**DATE:** August 11, 2022

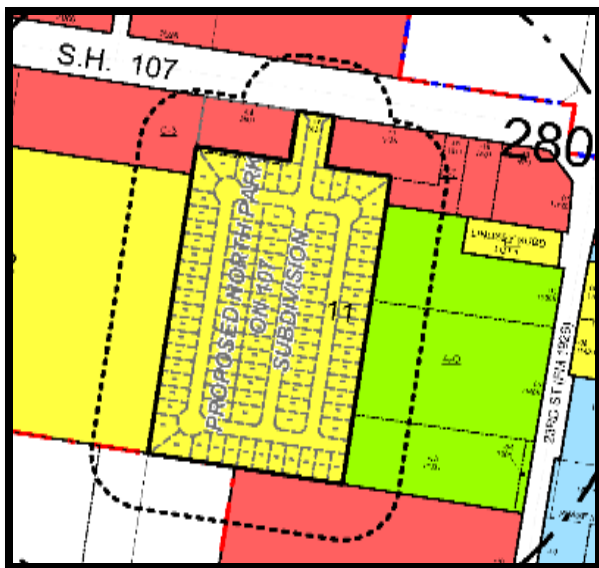
**SUBJECT: REZONE FROM R-1 (SINGLE-FAMILY RESIDENTIAL) DISTRICT TO R-3A (MULTIFAMILY RESIDENTIAL APARTMENTS) DISTRICT: 18.239 ACRES OUT OF LOT 11, SECTION 280, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS; 2433 SH 107. (REZ2022-0033)**

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**LOCATION:** The property is located along the South side of SH 107. The tract has an irregular lot with a lot size of 18.239 acres.

**PROPOSAL:** The applicant is requesting R-3A (multifamily residential apartments) District for duplex-fourplex use. A feasibility plan has not been submitted to the Planning Department.

**ADJACENT ZONING:** The adjacent zoning is C-3 (general business) District to the north, A-O (agricultural and open space) District to the east, C-3 District to the south, and R-1 (single-family residential) District to the west. A portion of the area to the south of the property is outside the McAllen city limits.



**LAND USE:** The subject property is vacant. The surrounding land use is single-family residential and vacant land.



**COMPREHENSIVE PLAN:** The Foresight McAllen Comprehensive Plan designates the future land use for this property as Auto Urban Commercial and Suburban Residential which are comparable to C-3 and R-1 Districts.

**DEVELOPMENT TRENDS:** The trend for this area along SH 107 is commercial and single family residential.

**ANALYSIS:** The requested zoning does not conform to the Auto Urban Commercial land use designation as indicated on the Foresight McAllen Comprehensive Plan.

A buffer will be required as applicable.

An approved site plan and a recorded subdivision plat are required prior to building permit issuance. Required park land dedication or a fee in lieu of land comprising \$700 per dwelling unit is required prior to recording a subdivision plat.

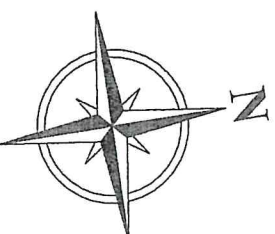
Staff has not received any calls or emails in opposition to the rezoning request.

**RECOMMENDATION:** Staff recommends disapproval of the rezoning request to R-3A District since the request does not conform to the Auto Urban Commercial comprehensive plan designation for the area. The rezoning and development trends are C-3 District and R-1 District.



POINT OF COMMENCEMENT  
APPARENT N.W.C. OF LOT 11,  
SECTION 280, TEXAS-MEXICAN  
RAILWAY COMPANY'S SURVEY  
VOL. 24, PG. 168, H.C.D.R.

SH 107 (UNIVERSITY DR.)  
172.0' R.O.W.  
(EAST BOUND TRAVEL LANES)

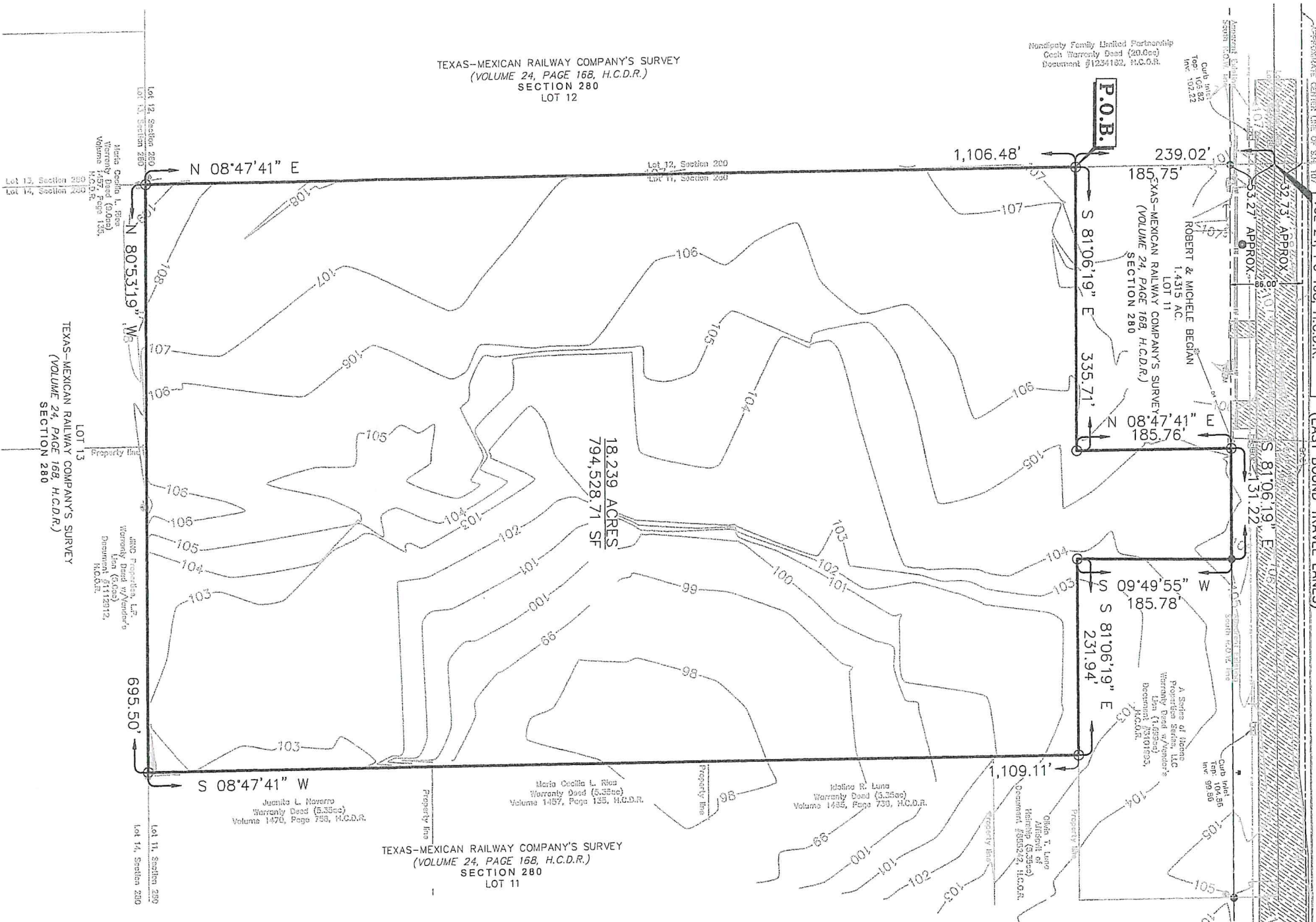


SCALE: 1"=150'

BEARING BASIS AS PER  
NAD 1983 STATE PLANE  
TEXAS SOUTH FPS 4205 FEET

LEGEND

- FND. 1 1/2" IRON ROD
- SET No 4 REBAR WITH PLASTIC CAP
- ⊙ FND. 5/8" IRON ROD
- ⦿ FND. 2" IRON PIPE
- R.O.W. — FOUND
- FND. — FOUND
- P.O.C. — POINT OF COMMENCEMENT
- P.O.B. — POINT OF BEGINNING
- x - - OLD BARB WIRE FENCE
- - - CHAIN LINK FENCE
- ▨ ASPHALT PAVING



SEE EXHIBIT "A" FOR METES AND BOUNDS  
OF 18.239-ACRE TRACT

SURVEY PLAT

A TRACT OF LAND CONTAINING 18.239-ACRES, MORE OR LESS, OUT  
OF LOT 11, SECTION 280, TEXAS-MEXICAN RAILWAY COMPANY'S  
SURVEY, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME  
24, PAGE 168, DEED RECORDS OF HIDALGO COUNTY, TEXAS.

NOTES:

1. SURVEY IS VALID ONLY IF PRINT HAS ELECTRONIC SEAL AND ORIGINAL SIGNATURE OF SURVEYOR.
2. SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY, WHICH MAY SHOW ADDITIONAL EASEMENTS AFFECTING THIS TRACT. SURVEYOR IS ADVISING THE RECIPIENT OF THIS PLAT THAT ADDITIONAL EASEMENTS MAY BE ON THIS TRACT.
3. HOMERO L. GUTIERREZ, DID NOT RESEARCH OR PREPARE A TITLE REPORT OR ABSTRACT OF TITLE ON THE ABOVE PROPERTY.
4. THE EXISTENCE, IF ANY, UNDERGROUND GAS LINES OR OTHER UNDERGROUND UTILITIES NOT SHOWN ON THIS SURVEY SHOULD BE THOROUGHLY INVESTIGATED BY THE OWNER PRIOR TO ANY CONSTRUCTION ON THIS SITE. THE SURVEYOR HAS LIMITED HIS INVESTIGATION OF UNDERGROUND UTILITIES ON THIS SITE TO THAT WHICH CAN BE SEEN.
5. SURVEYOR'S STATEMENT: THE PROPERTY CORNERS OF THE TRACT SURVEYED WERE STAKED OUT BASED ON THE BEST FIT OF MONUMENTS FOUND FOR THIS PROPERTY AND OTHERS WITHIN THE IMMEDIATE VICINITY, TAKING INTO ACCOUNT THE INTENT OF THE SURVEYORS' ORIGINAL FOOT STEPS.

SURVEYOR'S CERTIFICATION

I, HOMERO LUIS GUTIERREZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, STATE THAT THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND ON MAY 14, 2021, AND THAT THERE ARE NO DISCREPANCIES, CONFLICTS OR SHORTAGES IN THE AREA OR BOUNDARY LINES, OR ANY ENCROACHMENTS, OR OVERLAPPING OF IMPROVEMENTS OR NO VISIBLE OR APPARENT EASEMENTS EXCEPT AS SHOWN ON THIS PLAT.



HOMERO LUIS GUTIERREZ, RPLS #2791

DATE 4-06-21

HOMERO L. GUTIERREZ, P.E., R.P.L.S.

P.O. Box 548  
McAllen, Texas 78506  
(956) 369-0988

DATE: 4-6-21 | vicente@draftersink.net | DRAWN BY: DRAFTERS INK

JUL 20 2022



## EXHIBIT "A"

### METES AND BOUNDS 18.239-Acre Tract

An 18.239-Acre Tract of land, more or less, being a portion out of the West one-half ( $\frac{1}{2}$ ) of Lot 11, Section 280, Texas-Mexican Railway Company's Survey, as per the map or plat thereof recorded in Volume 24, Page 168, Deed Records of Hidalgo County, Texas, located South side of SH 107, just West of 23<sup>rd</sup> St in McAllen (FM 1926), is more particularly described by metes and bounds as follows:

The **POINT OF COMENCEMENT** being at a point on the apparent existing Eastbound travel lanes centerline of SH 107, and on apparent North Lot line of said Lot 11, Section 280 for the apparent Northwest corner of said Lot 11, **THENCE**, South 08 degrees 47 minutes 41 seconds West, with the apparent West Lot line of said Lot 11, a distance of 53.27 feet to a one-half Iron Pipe found on the apparent existing South Right-of-Way line of said SH 107, continuing for a total distance of 239.03 feet to a No. 4 Rebar set with plastic cap stamped 2791 for the apparent Southwest corner of a 1.699-acre tract and westernmost Northwest corner of said 18.239-Acre Tract and for the **POINT OF BEGINNING** of said 18.239-Acre Tract of land herein described :

**THENCE**, South 81 degrees 06 minutes 19 seconds East, parallel to the said North Lot line of said Lot 11, and with apparent adjoining South lot line of said 1.699-acre tract and the westernmost North lot line of said 18.239-Acre Tract, a distance of distance of 335.71 feet to a No. 4 Rebar set with plastic cap stamped 2791 for the apparent Southwest corner of said 1.699-acre tract and an internal corner of said 18.239-Acre Tract of land herein described;

**THENCE**, North 08 degrees 47 minutes 41 seconds East, parallel to the said West Lot line of Lot 11, and with the apparent adjoining East lot line of said 1.699-acre tract and the easternmost West lot line of said 18.239-Acre Tract, a distance of 185.76 feet to a No. 4 Rebar set with plastic cap stamped 2791 for the apparent Northeast corner of said 1.699-acre tract and the northernmost Northwest corner of said 18.239-Acre Tract of land herein described;

**THENCE**, South 81 degrees 06 minutes 19 seconds East, parallel to the said North lot line of Lot 11, and with the said SH 107 existing South Right-of-Way line and with the northernmost North lot line of said 18.239-Acre Tract, a distance of 131.22 feet to a No. 4 Rebar set with plastic cap stamped 2791 for the apparent Northwest corner of a 1.699-acre tract of land vested in A Series of Noone Properties Series, LLC (Document #3101993, Official Records, Hidalgo County, Texas) and the apparent northernmost Northeast corner of said 18.239-Acre Tract of land herein described;

**THENCE**, South 09 degrees 49 minutes 55 seconds West, with the apparent adjoining West lot line of said 1.699-acre tract and the westernmost East lot line of said 18.239-Acre Tract, a distance of 185.78 feet to a No. 4 Rebar set with plastic cap stamped 2791 for the apparent Southwest corner of said 1.699-acre tract and an internal corner of said 18.239-Acre Tract of land herein described;

**THENCE**, South 81 degrees 06 minutes 19 seconds East, parallel to the said North Lot line of lot 11, and with the apparent adjoining South Lot line of said 1.699-acre tract and the easternmost North lot line of said 18.239-acre tract and, a distance of 231.94 feet to a No. 4 Rebar set with plastic cap stamped 2791 for the apparent Northwest corner of a 5.35-acre tract of land vested in Olivia T. Luna (Document #855242, Official Records, Hidalgo County, Texas) and the easternmost Northeast corner of said 18.239-Acre Tract of land herein described;

ENTERED

JUL 23 2022

Initial: an



**METES AND BOUNDS**  
**(Continue for 18.239-Acre Tract)**

**THENCE**, South 08 degrees 47 minutes 41 seconds West, with the apparent adjoining westernmost West lot line of said 5.35-acre tract and the easternmost East lot line of said 18.239-Acre Tract, and continuing with the following apparent adjoining West lot lines of a 5.35-acre tract of land vested in Idolina R. Luna (Volume 1465, Page 738, Deed Records, Hidalgo County, Texas), and a 5.35-acre tract of land vested in Maria Cecilia L. Rios (Volume 1457, Page 135, Deed Records, Hidalgo County, Texas), and a 5.35-acre tract of land vested in Juanita L. Navarro (Volume 1470, Page 758, Deed Records, Hidalgo County, Texas), a total distance of 1,109.11 feet to a No. 4 Rebar set with plastic cap stamped 2791 on the apparent North lot line of a 5.0-acre tract of land vested in JINC Properties, L.P. (Document #1112912, Official Records, Hidalgo County, Texas) for the apparent Southwest corner of said 5.35-acre tract of land vested in Juanita L. Navarro and the Southeast corner of said 18.239-Acre Tract of land herein described;

**THENCE**, North 80 degrees 53 minutes 19 seconds W, with the apparent South Lot line of said Lot 11 and of said 18.239-Acre Tract, and the apparent adjoining North Lot line of said 5.0-acre tract of land vested in JINC Properties, L.P., a distance of 695.50 feet to a No. 4 Rebar set with plastic cap stamped 2791 for the apparent Southeast corner of a 20.0-acre tract of land vested in Nandipoty Family Limited Partnership (Document #1234182, Official Records, Hidalgo County, Texas) and the Southwest corner of said Lot 11 and of said 18.239-Acre Tract of land herein described;

**THENCE**, North 08 degrees 47 minutes 41 seconds East, with the apparent West Lot line of said Lot 11 and of said 18.239-Acre Tract, and with the apparent adjoining East lot line of said 20.0-acre tract, a distance of 1,106.47 feet to a No. 4 Rebar set with plastic cap stamped 2791 for the apparent westernmost Northwest corner of said 18.239-Acre Tract of land herein described, and also being the **POINT OF BEGINNING**, containing a gross of 18.239 acres of land, more or less.

Bearing basis as per NAD 1983 State Plane Texas South FIPS 4205 Feet.

THE ABOVE DESCRIPTION WAS SURVEYED ON THE GROUND UNDER MY DIRECTION ON MAY 14, 2021. SEE ACCOMPANIED SURVEY PLAT OF SAID 18.239 -ACRE TRACT OF LAND.



*Homero Luis Gutierrez*  
Homero Luis Gutierrez – R.P.L.S. # 2791

04/06/2022  
Date







**NOTICE  
REZONING  
FOR  
THIS PROPERTY  
REZ2022-0033**



CITY OF MCALLEN PLANNING DEPT.  
956-681-1250  
WWW.MCALLE.NET





## Memo

**TO:** Planning and Zoning Commission

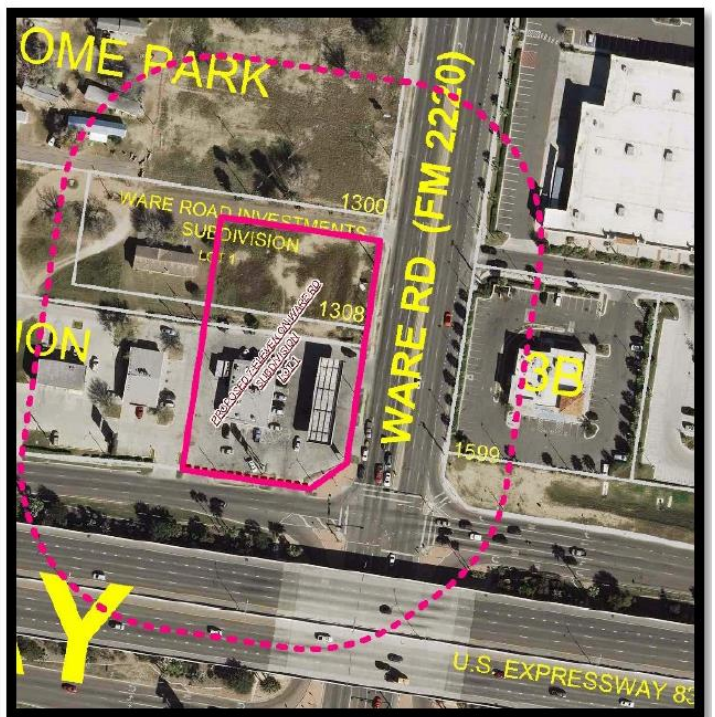
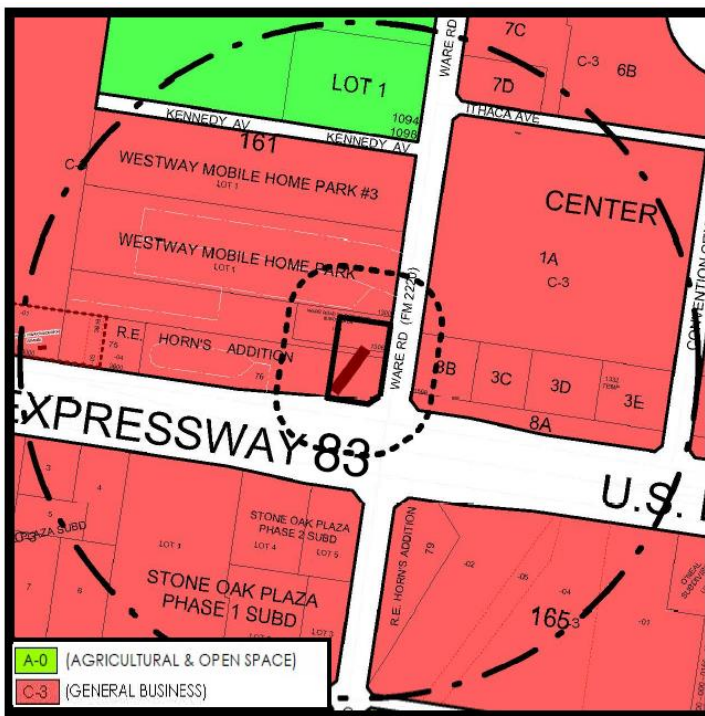
**FROM:** Planning Staff

**DATE:** August 10, 2022

**SUBJECT: SITE PLAN APPROVAL FOR 1.421 ACRES OUT OF THE LOT 1, WARE ROAD INVESTMENTS SUBDIVISION, AND LOT 76, R.E. HORN'S ADDITION TO MCALLEN FIRST SUBURBAN CITRUS GROVES SUBDIVISION, HIDALGO COUNTY, TEXAS; 1312 SOUTH WARE ROAD. (SPR2021-0030)**

**LOCATION:** The property is located on the northwest corner of U.S. Expressway 83 and S. Ware Road. The tract has 277.67 ft. of frontage along S. Ware Road with a depth of 200 ft. for a lot size of 1.421 acres. The property is zone C-3 (general business) District. The adjacent zoning is C-3 (general commercial) District in all directions. Surrounding land uses are commercial business, restaurants, and vacant land.

**PROPOSAL:** The applicant is proposing to construct and operate as a gasoline station.



**ANALYSIS:** Based on the square footage of the proposed law office, 15 parking spaces are required, 45 parking spaces are provided on site. The required accessible parking spaces is 2, 2 accessible parking spaces are provided on site. Access to the site is along the Ware Road (FM 2220) and U.S. Expressway 83. Required landscaping for the lot is 6,189.12 square feet, 9,247 square feet is provided, with trees required as follows: 19 – 2 ½" caliper trees, or 10 – 4" caliper trees, or 5 – 6" caliper trees, or 6 palm trees. Minimum 10' wide landscape strip (5' wide with 3' hedge for properties less than 200' deep) required inside the property line along Ware Road and U.S. Expressway 83. Fifty percent of the landscaping must be visible in front areas, and each parking space must be within 100 feet of a landscaped area with a tree, as



required by ordinance. 5' Sidewalk required on Ware Road (FM 2220) and U.S. Expressway 83. No part of gates for the dumpster enclosure to swing into Right-of-Way. No structures are permitted over easements.

The Building Permit Site Plan must comply with requirements noted on the development Team Review sheet.

**RECOMMENDATION:** Staff recommends approval of the site plan subject to the conditions noted, paving and Building Permit requirements, requirements set forth by the Development Team, and the subdivision and zoning ordinances.







## **Memo**

**TO:** Planning & Zoning Commission

**FROM:** Planning Staff

**DATE:** August 12, 2022

**SUBJECT: REQUEST TO ABANDON A 5.10 ACRE-TRACT OF LAND BEING A ROAD RIGHT OF WAY OUT OF LOTS 7, 8, 13, 14, 16, 17 AND 18, TEXAS-MEXICAN RAILWAY COMPANY SURVEY, HIDALGO COUNTY, TEXAS; 12500 NORTH WARE ROAD (ABD2021-0009)**

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### **BRIEF DESCRIPTION:**

This is a request of the property owner to abandon the above-referenced road Right-of-Way (ROW). The 5.10-acre tract of land comprises of an existing road right of way as dedicated as part of Texas Mexican Railway Company Survey that is currently unpaved. The tract is located at the northeast corner of the intersection of 8-mile line and North Ware Road. Surrounding land uses include Sharyland Water Supply Corporation facility, single-family residences and vacant land.

The basis for the request is that the area is currently being subdivided, and the original road right of way dedication is no longer needed as new streets will be dedicated and aligned as part of the subdivision process for the proposed development.

Should the abandonment be approved, the area will be incorporated into the boundaries of the proposed El Dorado at Thousand Oaks I, II, III Subdivision which consists of 80.19-acres with single family and multifamily lots proposed. The abandonment will be applied as future phases develop, and new streets will have to be provided in relation to those phases.

The Right-of-Way Department has notified the appropriate city departments and utility companies regarding the request. Public Works approved the request subject to road right-of-way easement dedications for each subdivision phase at plat recording. Other departments and companies approved the request.

**RECOMMENDATION:** Staff recommends approval of the abandonment request subject to road right-of-way easement dedications for each subdivision phase at plat recording.






# City of McAllen

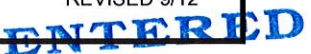
## Planning Department

1300 Houston Avenue • (956) 681-1250 • (956) 681-1279 (fax)

### RIGHT-OF-WAY ABANDONMENT APPLICATION

Project Information	<p>Legal Description <u>Request to abandon a 5.10 acre tract of land being a road ROW out of portions of Lots 7, 8, 13, 14, 16 17 and 18, Mexican Railway Company's Survey, Hidalgo County, Texas</u></p> <p>Subdivision Name <u>Texas Mexican Railway Company's Survey</u></p> <p>Street Address _____</p> <p>Reason for Abandonment Request <u>Subdividing the property. No right of way needed at this location or ROW has been realigned to different location.</u></p> <p>_____</p> <p>_____</p>
Minimum Submittal	<p><input type="checkbox"/> Application, properly completed</p> <p><input checked="" type="checkbox"/> \$125.00 Administrative Fee, payable at time of application, non-refundable</p> <p><input checked="" type="checkbox"/> \$100.00 Market value of land to be abandoned, unless increased by action of the City Commission, based on the appraised land value</p> <p><input type="checkbox"/> Metes and bounds description of area to be abandoned</p> <p><input type="checkbox"/> A survey and/or map of the area affected by abandonment request</p>
Owner	<p>Name <u>Red Rock Real Estate Development Group, LTD.</u> Telephone <u>(956) 821-8180</u></p> <p>Address <u>2912 S Jackson Rd</u></p> <p>City <u>McAllen</u> State <u>TX</u> Zip <u>78503</u></p>
Applicant	<p><u>RED ROCK REAL ESTATE DEVELOPMENT GROUP, LTD. DO 10-28-21</u></p> <p>Name <u>General Partner, Red Rock LLC, Manuel N. Cantu, Member</u> Telephone <u>(956) 800-1333</u></p> <p>Address <u>2912 South Jackson Road</u></p> <p>City <u>McAllen</u> State <u>TX</u> Zip <u>78503</u></p> <p>If request involves more than one property owner, attach a separate list of owners including address, phone number and property owned.</p>
	<p>If signature is other than owner, must attach written evidence of such authorization. If request involves more than one property owner, attached written authorization is required from each property owner.</p> <p>Signature <u></u> Date <u>10-27-21</u></p> <p><input checked="" type="checkbox"/> Owner <input type="checkbox"/> Authorized Agent</p>

REVISED 9/12



OCT 28 2021

Initial: KM



## ABANDONMENT SUMMARY (OFFICE USE ONLY)

Location of Abandonment \_\_\_\_\_

Review by \_\_\_\_\_ Payment received by \_\_\_\_\_ Date Paid \_\_\_\_\_

### City Departments

<b>ENGINEERING</b>	<input type="checkbox"/> Approval <input type="checkbox"/> Disapproval <input type="checkbox"/> Conditional	<b>PLANNING</b>	<input type="checkbox"/> Approval <input type="checkbox"/> Disapproval <input type="checkbox"/> Conditional	<b>CITY STAFF COMMENTS</b>
<b>FIRE</b>	<input type="checkbox"/> Approval <input type="checkbox"/> Disapproval <input type="checkbox"/> Conditional	<b>PUBLIC WORKS</b>	<input type="checkbox"/> Approval <input type="checkbox"/> Disapproval <input type="checkbox"/> Conditional	
<b>INSPECTION</b>	<input type="checkbox"/> Approval <input type="checkbox"/> Disapproval <input type="checkbox"/> Conditional	<b>TRAFFIC SAFETY</b>	<input type="checkbox"/> Approval <input type="checkbox"/> Disapproval <input type="checkbox"/> Conditional	

### Utility Company Comments

<b>PHONE</b>	<input type="checkbox"/> Approval <input type="checkbox"/> Disapproval <input type="checkbox"/> Conditional	<b>IRRIGATION</b>	<input type="checkbox"/> Approval <input type="checkbox"/> Disapproval <input type="checkbox"/> Conditional	<b>UTILITY COMPANY COMMENTS</b>
<b>GAS</b>	<input type="checkbox"/> Approval <input type="checkbox"/> Disapproval <input type="checkbox"/> Conditional		<b>ELECTRIC</b>	
<b>CABLE</b>	<input type="checkbox"/> Approval <input type="checkbox"/> Disapproval <input type="checkbox"/> Conditional	<input type="checkbox"/> Approval <input type="checkbox"/> Disapproval <input type="checkbox"/> Conditional		


<b>STAFF RECOMMENDATION</b>	<input type="checkbox"/> Approval <input type="checkbox"/> Disapproval <input type="checkbox"/> Conditional	<b>P &amp; Z RECOMMENDATION</b>	DATE: _____ <input type="checkbox"/> Approval <input type="checkbox"/> Disapproval <input type="checkbox"/> Conditional	<b>CITY COMMISSION ACTION</b>	DATE: _____ <input type="checkbox"/> Approval <input type="checkbox"/> Disapproval <input type="checkbox"/> Conditional	Sent to Legal _____ Date Recorded _____ Volume _____ Page _____
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**CITY OF MCALLEN**  
**Legal Department**  
**P.O. Box 220**  
**McAllen, TX 78505-0220**

# Memorandum

**TO:** Luis J. Mora,  
Deputy Director Planning

**FROM:** Sylvia Hernández,   
Land Acquisitions Deputy Director

**RE:** Request to abandon 0 5.10 acre-tract of land being a ROW out of  
Lots 7, 8, 13, 14, 16, 17, and 18, Texas-Mexican Railway Company  
Survey, Hidalgo County, Texas; 12500 North Ware Road

**DATE:** August 12, 2022

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Attached are the responses along with the Ordinance in connection with the above request. Please note the conditional approval from Public Works.

The recommendation is approval of the abandonment. Please present to the City Commission for their consideration.

If you need additional information, please contact me at Ext. 1098.







STATE OF TEXAS  
COUNTY OF HIDALGO

THE OWNERS OF THE LAND ON THIS PLAT AND DESIGNATED HEREIN AS THE PLAT OF **ELDORADO AT THOUSAND OAKS I, II, III**, AN ADDITION TO THE CITY OF MCALLEN, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY GRANT AN EASEMENT TO THE SAID CITY AND THOSE WHO MAY NOW OR HEREFTER HOLD FRANCHISE UNDER SAID CITY, THE USE OF THE STREETS IS RESTRICTED TO THE EMPLOYEES AND AGENTS OF THE CITY OF MCALLEN, EMPLOYEES OF UTILITY COMPANIES UNDER FRANCHISE TO SAID CITY, AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS. THE OWNER DOES HEREBY DEDICATE TO THE USE OF THE PUBLIC THE PORTION FOR USE AS STREET RIGHT OF WAY DEDICATED TO THE CITY OF MCALLEN BY THIS PLAT.

RED ROCK REAL ESTATE DEVELOPMENT GROUP, LTD., A TEXAS LIMITED PARTNERSHIP  
BY: RED ROCK, L.L.C., A TEXAS LIMITED LIABILITY COMPANY  
ITS: GENERAL PARTNER  
BY: MANUEL N. CANTU, JR., MANAGER  
2912 S. JACKSON ROAD  
MCALLEN, TEXAS 78503  
PH. (956) 821-8180

STATE OF TEXAS  
COUNTY OF HIDALGO

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS OF **ELDORADO AT THOUSAND OAKS II** TO THE CITY OF MCALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I (WE) WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF MCALLEN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF MCALLEN.

RED ROCK REAL ESTATE DEVELOPMENT GROUP, LTD., A TEXAS LIMITED PARTNERSHIP  
BY: RED ROCK, L.L.C., A TEXAS LIMITED LIABILITY COMPANY  
ITS: GENERAL PARTNER  
BY: MANUEL N. CANTU, JR., MANAGER  
2912 S. JACKSON ROAD  
MCALLEN, TEXAS 78503  
PH. (956) 821-8180

STATE OF TEXAS  
COUNTY OF HIDALGO

**BEFORE ME**, the undersigned notary public, on this day personally appeared **MANUEL N. CANTU, JR., MANAGER** RED ROCK REAL ESTATE DEVELOPMENT GROUP, LTD., A TEXAS LIMITED PARTNERSHIP BY: RED ROCK, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, proved to me through her Texas Department of Public Safety Driver License to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that she executed the same for the purposes and consideration thereby expressed.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.



CLARISSA ANNETTE QUINTANILLA - NOTARY PUBLIC

PLANNING & ZONING COMMISSION  
ACKNOWLEDGEMENT

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF MCALLEN, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

CHAIRMAN, PLANNING COMMISSION

DATE

CITY OF MCALLEN  
CERTIFICATION OF APPROVAL

I, THE UNDERSIGNED, MAYOR OF THE CITY OF McAllen, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

MAYOR

DATE

CITY SECRETARY

DATE

COUNTY OF HIDALGO  
STATE OF TEXAS

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.



*Eulalio Ramirez*  
EULALIO RAMIREZ  
P.E. No. 77052  
DATE 4-21-21



FILED FOR RECORD IN  
HIDALGO COUNTY  
ARTURO GUJARDO, JR.  
HIDALGO COUNTY CLERK

ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM  
INSTRUMENT NUMBER \_\_\_\_\_  
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

By: \_\_\_\_\_ DEPUTY

DATE PREPARED: JANUARY 18, 2020

FILENAME: Z:\DATA\SUBD\MCALLEN\ELDORADO\DWG5\PLAT

DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
JAN 18, 2021	26		
DATE REVISION	REVISION BY	CHECKED BY	APPROVED BY
OCT 22, 2020	25		

SUBDIVISION PLAT OF :  
**ELDORADO AT THOUSAND OAKS I, II, III**

A 69.06 ACRE TRACT OF LAND OUT OF LOTS 7, 14, 16 AND 17, SECTION 234, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 3, PAGE 14, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2616892 AND 3081767, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND WITHIN THE RIGHT OF WAY OF MILE 8 NORTH ROAD (LURAL AVE.) AND A 45.00 FOOT COUNTY ROAD FOR THE SOUTHWEST CORNER OF LOT 16 AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE; N 08°54'32" E (MAP RECORD: N 08°59' E), ALONG THE WEST LINE OF LOTS 15 AND 16, AND WITHIN THE RIGHT OF WAY OF SAID 45.00 FOOT COUNTY ROAD AND WITHIN THE RIGHT OF WAY OF NORTH WARE ROAD (F.M. 2220), A DISTANCE OF 1,067.58 FEET TO A COTTON PICKER SPINDLE SET FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE; S 80°24'08" E, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 46.53 FEET FOR THE EAST RIGHT OF WAY LINE OF NORTH WARE ROAD (F.M. 2220), A TOTAL DISTANCE OF 305.86 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; S 09°35'52" E, A DISTANCE OF 5.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; S 80°24'08" E, A DISTANCE OF 1,036.47 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; N 09°35'52" E, A DISTANCE OF 250.05 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; S 80°24'08" E, A DISTANCE OF 160.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; S 09°35'52" E, A DISTANCE OF 15.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; S 80°24'08" E, A DISTANCE OF 345.35 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; ALONG THE ARC OF A CURVE TO THE LEFT (CURVE DATA: DELTA = 105°04'35", RADIUS = 58.00 FEET), A DISTANCE OF 106.37 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; N 54°27'54" E, A DISTANCE OF 126.38 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; N 09°35'52" E, A DISTANCE OF 169.63 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; N 02°03'52" E, A DISTANCE OF 628.32 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; N 17°04'52" E, A DISTANCE OF 612.48 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; ALONG THE ARC OF A CURVE TO THE LEFT (CURVE DATA: DELTA = 211°11'19", RADIUS = 930.00 FEET), A DISTANCE OF 326.13 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; N 80°24'08" E, A DISTANCE OF 536.24 FEET TO A 1/2" IRON ROD WITH CAP STAMPED MELDEN & HUNT, INC. FOUND ON THE EAST LINE OF AMENDED VINEYARD ESTATES (RECORDED IN INSTRUMENT NUMBER 2347052, MAP RECORDS, HIDALGO COUNTY, TEXAS) FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; N 09°35'52" E, ALONG THE EAST LINE OF AMENDED VINEYARD ESTATES, A DISTANCE OF 100.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED MELDEN & HUNT, INC. FOUND FOR THE NORTHEAST CORNER OF AMENDED VINEYARD ESTATES AND AN EXTERIOR CORNER OF THIS TRACT.

THENCE; S 80°24'08" E, A DISTANCE OF 536.43 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; ALONG THE ARC OF A CURVE TO THE RIGHT (CURVE DATA: DELTA = 23°21'43", RADIUS = 990.00 FEET), A DISTANCE OF 403.67 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; S 17°04'52" E, A DISTANCE OF 992.14 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; S 02°03'52" E, A DISTANCE OF 628.56 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; S 09°35'52" W, A DISTANCE OF 173.58 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; S 80°24'08" E, A DISTANCE OF 322.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE; S 09°35'52" W, A DISTANCE OF 320.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; N 80°24'08" W, A DISTANCE OF 322.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; S 09°35'52" W, A DISTANCE OF 320.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; S 80°24'08" E, A DISTANCE OF 281.40 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; S 49°15'08" E, A DISTANCE OF 60.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; S 41°44'52" W, A DISTANCE OF 237.91 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; S 48°15'08" E, A DISTANCE OF 157.82 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; S 08°54'52" W, A DISTANCE OF 53.82 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; S 41°44'52" W, A DISTANCE OF 354.81 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE NORTH RIGHT OF WAY LINE OF MILE 8 NORTH ROAD (NOT OPEN) FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE; N 82°11'48" W, ALONG THE NORTH RIGHT OF WAY LINE OF MILE 8 NORTH ROAD (NOT OPEN), A DISTANCE OF 1,834.47 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; S 07°48'14" W, A DISTANCE OF 20.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE SOUTH LINE OF LOT 16 AND WITHIN THE RIGHT OF WAY OF MILE 8 NORTH ROAD FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; N 82°11'48" W, ALONG THE SOUTH LINE OF LOT 16 AND WITHIN THE RIGHT OF WAY LINE OF MILE 8 ROAD, PASSING AT 474.00 FEET THE CENTERLINE OF NORTH WARE ROAD (F.M. 2220), A TOTAL DISTANCE OF 484.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 69.06 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH AMENDED VINEYARD ESTATES SUBDIVISION PHASE 1A, RECORDED IN INSTRUMENT NUMBER 2347052, MAP RECORDS, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS  
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, AND WAS MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY DONE ON THE GROUND UNDER MY SUPERVISION.



ALFONSO QUINTANILLA  
R.P.L.S. No. 4856

DECEMBER 16, 2019  
DATE

BLOCK I SINGLE FAMILY LOTS		
LOT	AREA	(S.F)
1	7887.50	
2	7200.00	
3	7161.60	
4	10385.56	
5	10291.61	
6	7494.77	
7	7200.00	
8	7887.50	
9-12	9287.50	
13-14	7200.00	
15-16	7244.77	
19	9951.82	
20	8163.68	
21	7165.77	
22	9951.82	
23-26	8163.68	
27	7165.77	
28-38	9951.82	
39	8163.68	
40-52	7165.77	

BLOCK II SINGLE FAMILY LOTS		
LOT	AREA	(S.F)
1-9	6050.00	
10	6041.39	
11	6853.88	
12	9720.31	
13	5832.14	
14	5913.32	
15-16	6050.00	
17-18	5404.41	
19-22	8548.17	
23	5822.47	
24	5492.11	
25	6050.00	
26	6452.50	
27	6400.00	
28	6050.00	
29	6400.00	
30	6400.00	
31	6050.00	
32	6400.00	
33	6400.00	
34	6050.00	
35	6400.00	
36	6400.00	
37	6050.00	

BLOCK II SINGLE FAMILY LOTS		
LOT	AREA	(S.F)
38	6400.00	
39	6087.50	
40-50	6050.00	
51-52	6087.50	
53-63	6400.00	
64-65	6087.50	
66-73	6050.00	
74	6041.39	
75	6853.88	
76	9720.31	
77	5832.14	
78	5913.32	

BLOCK III MULTIFAMILY LOTS		
LOT	AREA	(S.F)
PARK	15473.14	
1	10951.50	
2	10112.00	
3	11287.88	
4	12242.03	
5	8361.66	
6	9572.80	
7	10160.00	
8	10863.50	
9	10951.50	
10	10112.00	
11	11287.88	
12	12242.03	
13	8361.66	
14	9572.80	
15	10160.00	
16	10863.50	

BLOCK III MULTIFAMILY LOTS		
LOT	AREA	(S.F)
17	10112.00	
18	11287.88	
19-20	12242.03	
21-22	8361.66	
23-26	9572.80	
27	10160.00	
28	10863.50	
29-30	10951.50	
31-36	10112.00	
37	11287.88	
38	12242.03	
39	8361.66	
40	9572.80	
41	10160.00	
42	10863.50	
43	10160.00	
44	10863.50	

BLOCK III MULTIFAMILY LOTS		
LOT	AREA	(S.F)
45	10112.00	
46	11287.88	
47	12242.03	
48	8361.66	
49	9572.80	
50	10160.00	
51-56	10863.50	
57	10951.50	

LIENHOLDERS'S ACKNOWLEDGMENT:  
STATE OF TEXAS  
COUNTY OF HIDALGO

I, THE UNDERSIGNED, HOLDER (OR DULY AUTHORIZED OFFICERS OF THE HOLDER) OF A SECURITY INTEREST IN THE ABOVE DESCRIBED PROPERTY, BEING THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS **ELDORADO AT THOUSAND OAKS ON** OF THE CITY OF MCALLEN, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS PROVIDED FOR UNDER THE PLAT, AND DO HEREBY PROVIDE THAT ANY FORECLOSURE RELATING TO THE SECURITY INTEREST ON THE ABOVE DESCRIBED PROPERTY SHALL BE SUBJECT TO THE PLATING OF THE PROPERTY AS PROVIDED FOR HEREIN.

SECURITY INTEREST HOLDER

SIGNATURE

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

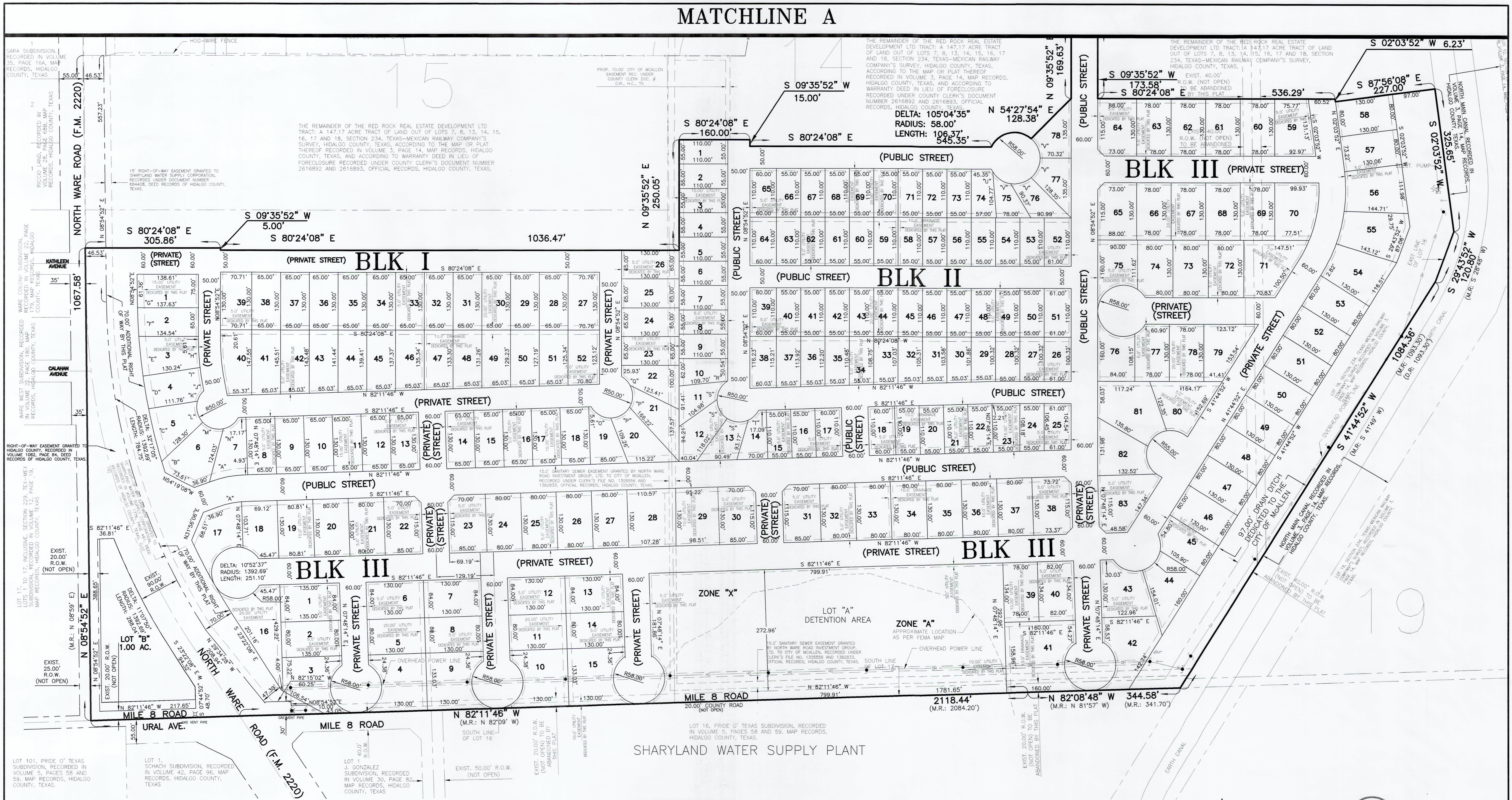
CONSULTING ENGINEERS • LAND SURVEYORS  
124 E. STUBBS ST. PHONE 956-381-8480  
EDINBURG, TEXAS 78539 FAX 956-381-0527  
ENGINEERING REGISTRATION NUMBER F-1513 ALFONSO@QOHA-ENG.COM  
SURVEYING REGISTRATION NUMBER 100411-00

PLAT NOTES AND RESTRICTIONS:

- FLOOD ZONE DESIGNATION: ZONE "X"  
AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN.  
FLOOD ZONE DESIGNATION: ZONE "A"  
NO BASE FLOOD ELEVATIONS DETERMINED.  
COMMUNITY-PANEL NUMBER 480334 0325 D MAP REVISED:  
MAY 17, 2001
- MINIMUM FINISH FLOOR ELEVATION: 18" ABOVE THE TOP OF CURB OF THE STREET AT MID POINT OF EACH LOT.
- LEGEND • - DENOTES 1/2" x 24" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4856, UNLESS OTHERWISE NOTED.
- MINIMUM BUILDING SETBACK LINES:  
FRONT: ..... 25.00 FT. BLOCKS I & II  
FRONT: ..... 20.00 FT. BLOCKS II  
REAR: ..... 10.00' WEST SIDE OF LOTS 1-5 BLOCK I  
10.00' SOUTH SIDE OF LOTS 6-20 BLOCK I  
10.00' SOUTH SIDE OF LOTS 12-25 BLOCK II  
10.00' SOUTH SIDE OF LOTS 16-37 BLOCK III  
10.00' WEST SIDE OF LOTS 46 & 47 BLOCK III  
INTERIOR SIDES: .....IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS.  
CORNER SIDE: ..... 10.00 FT. OR GREATER FOR EASEMENTS.  
GARAGE: ..... 18.00 FT. OR GREATER FOR EASEMENT EXCEPT WHERE GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES
- NO BUILDINGS OR DRAINAGE DETENTION AREAS SHALL BE CONSTRUCTED OVER ANY EASEMENT
- REQUIRED ENGINEERED DRAINAGE DETENTION IS: **1,398,804.24 C.F. ( 32.11 AC./FT.)** TOTAL FOR MASTER PLAN (147.17 AC.) REQUIRED PRO-RATED ENGINEERED DRAINAGE DETENTION FOR 69.06 ACRES IS: **656,393.43 C.F. ( 15.07 AC./FT.)**
- BENCHMARK NOTE: CITY OF MCALLEN MO. MC 33, EAST SIDE OF WARE ROAD BY THE WATER TREATMENT PLANT. ELEVATION 118.60.
- AN ENGINEERED DRAINAGE DETENTION PLAN APPROVED BY THE ENGINEERING DEPARTMENT IS REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- A 4.00 FOOT WIDE MINIMUM SIDEWALK IS REQUIRED ON BOTH SIDES OF ALL INTERIOR STREETS DURING BUILDING PERMIT STAGE. A 5.00 FOOT WIDE SIDEWALK IS REQUIRED ALONG NORTH WARE ROAD AND WILL BE CONSTRUCTED DURING SUBDIVISION PROCESS OR PRIOR TO RECORDING.
- NO CURB CUT, ACCESS OR LOT FRONTAGE PERMITTED ALONG WARE ROAD.
- ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO HIDALGO COUNTY IRRIGATION DISTRICT NO. 1, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR USE WITHOUT EXPRESS APPROVAL.
- NO UTILITY COMPANY OR OTHER PERSON IS ALLOWED TO CROSS ABOVE OR BELOW AROUND ANY UNITED IRRIGATION DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, PIPES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM THE DISTRICT.
- NO UTILITY COMPANY OR OTHER PERSON IS ALLOWED TO CONNECT TO ANY HIDALGO COUNTY IRRIGATION DISTRICT No. 1 FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM THE IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO REMOVAL.
- NO PERMANENT STRUCTURE, (FOR EXAMPLE: FENCES OR DRIVEWAYS OF ANY CONSTRUCTION) WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY UNITED IRRIGATION DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY THE DISTRICT. ANY UNAUTHORIZED STRUCTURE IN THE EASEMENT AREA IS SUBJECT TO REMOVAL.
- E.E. DENOTES ELECTRICAL EASEMENT
- 25'-0" X 25'-0" SIGHT OBSTRUCTION EASEMENT IS REQUIRED AT ALL STREET INTERSECTIONS.
- AS PER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR ELDORADO AT THOUSAND OAKS I, II, III RECORDED AS DOCUMENT NUMBER \_\_\_\_\_, HIDALGO COUNTY, DEED RECORDS, DEVELOPER/HOMEOWNER ASSOCIATION/OWNER, THEIR SUCCESSORS AND/OR ASSIGNS, AND NOT THE CITY OF MCALLEN SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE, AND OTHER REQUIREMENTS AS PER SECTION 134-168 OF THE CODE OF ORDINANCE OF THE CITY OF MCALLEN, INCLUDING BUT NOT LIMITED TO COMMON AREAS AND PRIVATE STREETS. ANY AMENDMENT TO DECLARATIONS THAT CONFLICT WITH THE REQUIREMENTS OF SECTION 134-168 SHALL BE NULL AND VOID.
- AS A MASTER DRAINAGE DETENTION PLAN, THE OFFSITE COMMON AREA/REGIONAL DETENTION POND/DRAINAGE EASEMENT, SHALL BE CAPABLE OF DETAINING AT LEAST **15,074 C.-FT.**, OR OF WHICH MUST BE ALLOCATED FOR THE USE OF ELDORADO AT THOUSAND OAKS I, II, III.
- COMMON AREAS MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF MCALLEN.
- 8.00 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- A 6.00' OPAQUE BUFFER REQUIRED FROM ADJACENT BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL AND INDUSTRIAL ZONES/USES, AND ALONG NORTH WARE ROAD AND INTERIOR PUBLIC COLLECTOR ROAD.
- ALL SHARPLYLAND WATER SUPPLY CORPORATION EASEMENTS ARE EXCLUSIVE. NO OTHER USE OF EASEMENT IS PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF SHARPLYLAND WATER SUPPLY CORPORATION.
- THE AREA IDENTIFIED AS A COMMON



MATCHLINE A



SHARYLAND WATER SUPPLY PLANT

SUBDIVISION PLAT OF :  
ELDORADO AT THOUSAND OAKS I, II, III

A 80.19 ACRE TRACT OF LAND OUT OF LOTS 7, 13, 14, 16, 17 AND 18, SECTION 234, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 3, PAGE 14, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2616892 AND 3081767, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

CONSULTING ENGINEERS • LAND SURVEYORS  
124 E. STUBBS ST.  
EDINBURG, TEXAS 78539  
ENGINEERING REGISTRATION NUMBER F-1513  
SURVEYING REGISTRATION NUMBER 100411-00  
PHONE 956-381-6480  
FAX 956-381-0527  
ALFONSO@QHA-ENG.COM

STATE OF TEXAS  
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, AND WAS MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY DONE ON THE GROUND UNDER MY SUPERVISION.

ALFONSO QUINTANILLA  
R.P.L.S. No. 4856  
DECEMBER 16, 2019  
DATE

COUNTY OF HIDALGO  
STATE OF TEXAS

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.

ALFONSO QUINTANILLA  
P.E. No. 95534  
DATE



FILED FOR RECORD IN  
HIDALGO COUNTY  
ARTURO GUJARDO, JR.  
HIDALGO COUNTY CLERK

ON: \_\_\_\_\_ AT: \_\_\_\_\_ AM/PM  
INSTRUMENT NUMBER  
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

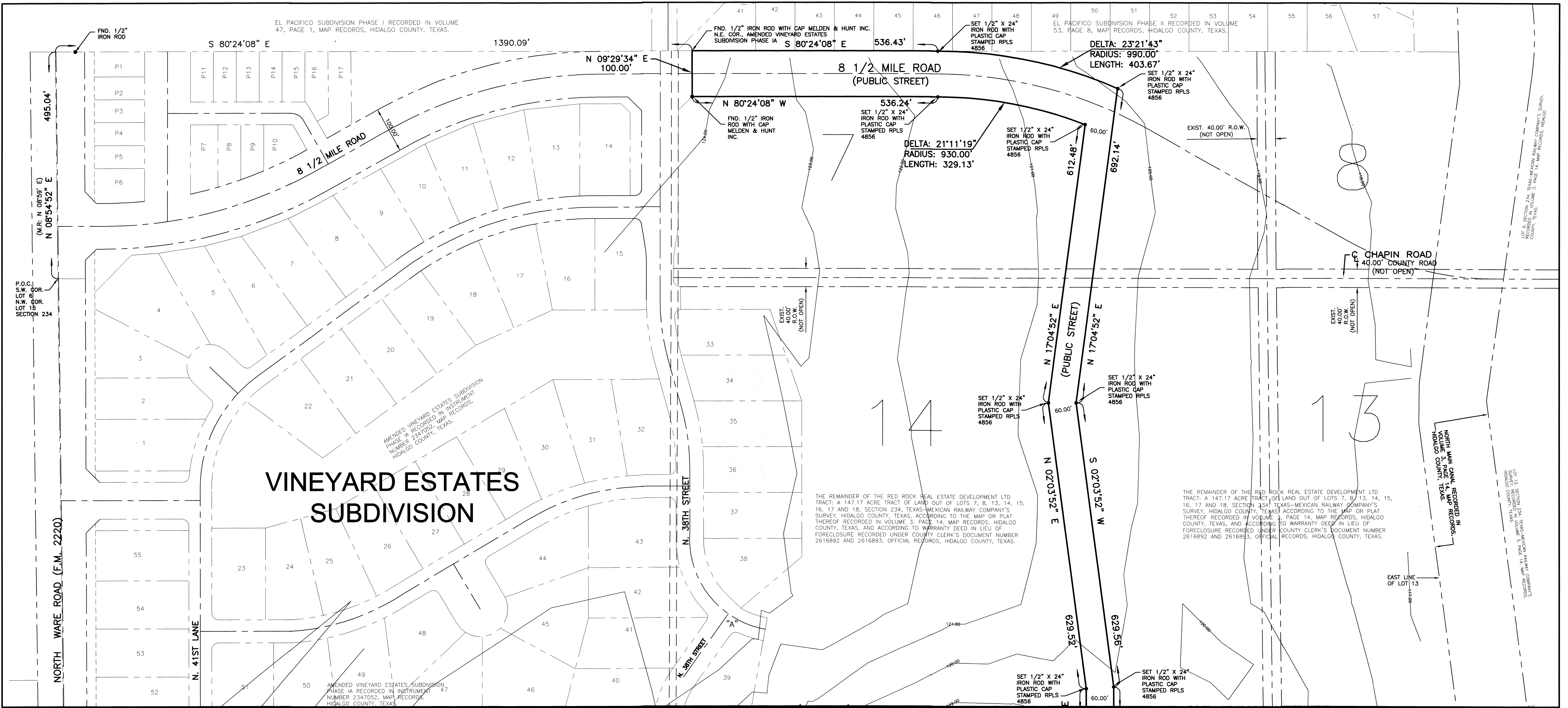
BY: \_\_\_\_\_ DEPUTY

SCALE 1" = 100'

DATE PREPARED: JANUARY 16, 2020

FILENAME: Z:\DATA\SUBD\MALLEN\ELDORADO\DWG5\PLAT	
DATE PREPARED: JAN 16, 2020	PREPARED BY: _____
DATE REVISED: _____	CHECKED BY: _____
	APPROVED BY: _____





MATCHLINE A

SUBDIVISION PLAT OF :  
**ELDORADO AT THOUSAND OAKS I, II, III**  
(PRIVATE SUBDIVISION)

A 69.06 ACRE TRACT OF LAND OUT OF LOTS 7, 14, 16 AND 17, SECTION 234, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 3, PAGE 14, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2616892 AND 3081767, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

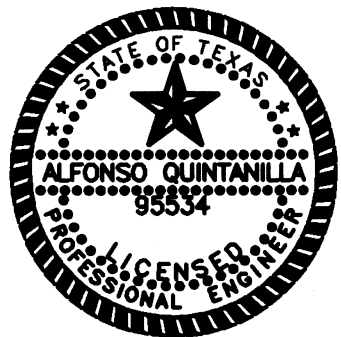
STATE OF TEXAS  
COUNTY OF HIDALGO  
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, AND WAS MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY DONE ON THE GROUND UNDER MY SUPERVISION.



*Alfonso Quintanilla*  
ALFONSO QUINTANILLA  
R.P.L.S. No. 4856

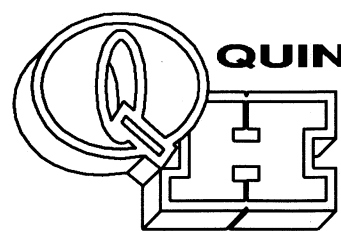
DECEMBER 16, 2019  
DATE

COUNTY OF HIDALGO  
STATE OF TEXAS  
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.



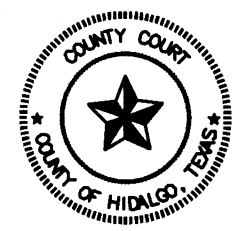
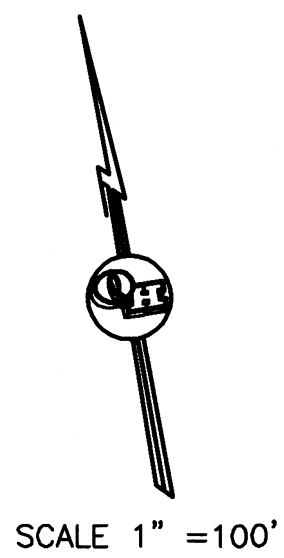
*Alfonso Quintanilla*  
ALFONSO QUINTANILLA  
P.E. No. 95534

5-19-21  
DATE



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

CONSULTING ENGINEERS • LAND SURVEYORS  
124 E. STUBBS ST. PHONE 956-381-6480  
EDINBURG, TEXAS 78539 FAX 956-381-0527  
ENGINEERING REGISTRATION NUMBER F-1513 ALFONSOQ@QHA-ENG.COM  
SURVEYING REGISTRATION NUMBER 100411-00



FILED FOR RECORD IN  
HIDALGO COUNTY  
ARTURO GUJARDO, JR.  
HIDALGO COUNTY CLERK

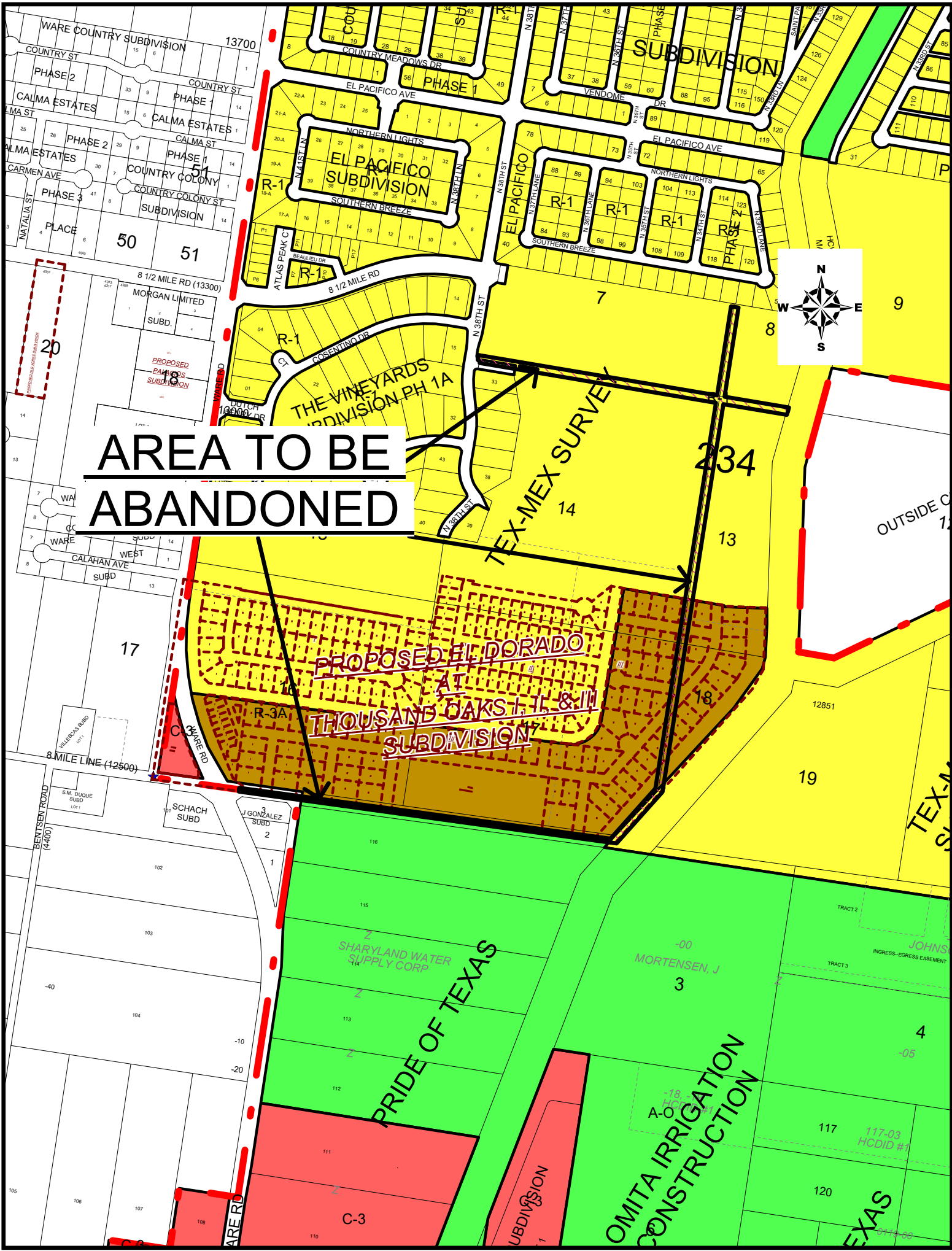
ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM  
INSTRUMENT NUMBER \_\_\_\_\_  
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: \_\_\_\_\_ DEPUTY

DATE PREPARED: JANUARY 16, 2020

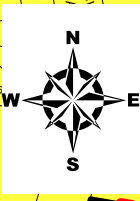
FILENAME :	F:\DATA\PRE\SUB\H\ALLEN\WARE ESTATES\PLAT	APPROVED BY
DATE PREPARED	PREPARED BY	CHECKED BY
JAN. 16, 2017	JG	
DATE REVISED	REVISED BY	CHECKED BY
OCT. 22, 2020	JG	





**AREA TO BE  
ABANDONED**

**PROPOSED EL DORADO  
AT  
THOUSAND OAKS, I.L. & M.  
SUBDIVISION**





AREA TO BE  
ABANDONED

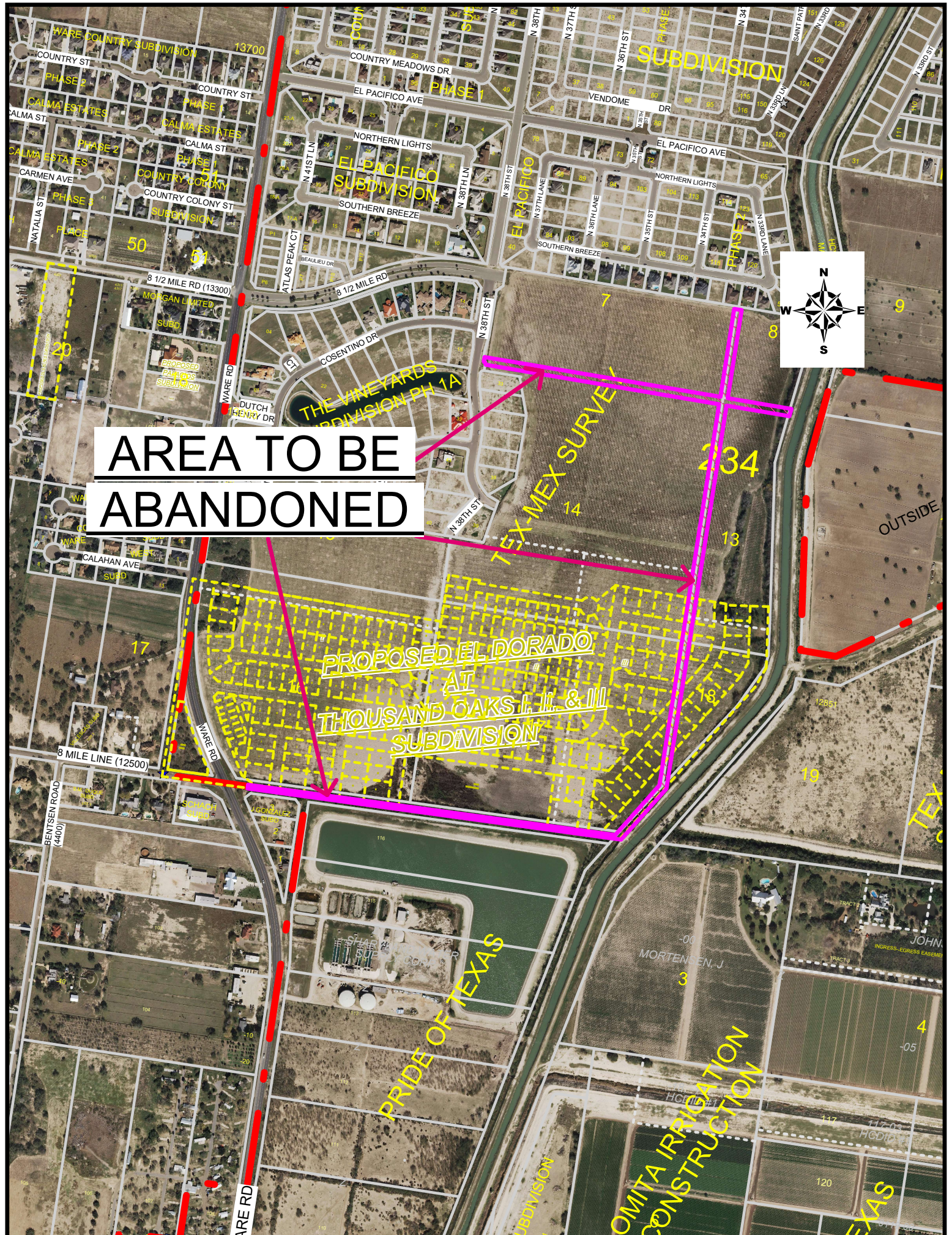


PROPOSED EL DORADO  
AT  
THOUSAND OAKS I, II, & III  
SUBDIVISION

TEX-MEX SURVEY

PRIDE OF TEXAS

OMITA IRRIGATION  
CONSTRUCTION





S2950-00-000-0308-55  
S2950-00-000-0308-70

SUB2002-0007



City of McAllen

Planning Department

311 NORTH 15<sup>TH</sup> STREET • (956) 681-1250 • (956) 681-1279 (fax)

SUBDIVISION PLAT REVIEW APPLICATION

Project Information	Subdivision Name <u>PROPOSED BRIER VILLAGE SUBDIVISION</u>	
	Location <u>Approximately 180' south of the southwest corner of West Nolana Avenue and North Bentsen Road</u>	
	City Address or Block Number <u>3901 N. BENTSEN RD</u>	
	Number of Lots <u>32</u> Gross Acres <u>6.427</u> Net Acres _____ ETJ <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
	Existing Zoning <u>R-1</u> Proposed Zoning <u>R-3A</u> Rezoning Applied for <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Date <u>11.03.2021</u>	
	Existing Land Use <u>Vacant</u> Proposed Land Use <u>Detached Duplex</u> Irrigation District # <u>2</u>	
	Replat <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Commercial _____ Residential <u>X</u>	
	Agricultural Exemption <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Estimated Rollback Tax Due _____	
	Parcel # <u>1. 281653, 2. 281654 &amp; 3. 281655</u> Tax Dept. Review _____	
	Water CCN <input checked="" type="checkbox"/> MPU <input type="checkbox"/> Sharyland Water SC Other _____	
Legal Description <u>6.427 acres out of Lot 308, John H. Shary Subdivision, City of McAllen, Hidalgo</u>		
Owner	Name <u>1. Elsie Wall (WD 11278, Deed Record 1264, Page 209) 2. Loretta Williams &amp; Daniel E Prukop (WD 1468503) 3. Loretta Williams &amp; Daniel E Prukop (WD 1468503)</u>	Phone <u>c/o (956) 381-0981</u>
	Address <u>1. 2934 Melcoff Street 2. P.O. Box 10 &amp; 544 CR 439 3. P.O. Box 10 &amp; 644 CR 439</u>	E-mail <u>c/o ruben@meldenandhunt.com</u>
	City <u>1. Houston 2. Sundown 3. Alice</u> State <u>1. Texas 2. Texas 3. Texas</u> Zip <u>1. 77017-1621 2. 79372 3. 78332-7418</u>	
Developer	Name <u>Garman Investments, LP</u> Phone <u>(956) 655-2393</u>	
	Address <u>1804 N. 23rd Street</u> E-mail <u>ireneuribe00@yahoo.com robertog20@yahoo.com</u>	
	City <u>McAllen</u> State <u>Texas</u> Zip <u>78501</u>	
	Contact Person <u>Irene Uribe &amp; Roberto Garza</u>	
Engineer	Name <u>Melden &amp; Hunt, Inc.</u> Phone <u>(956) 381-0981</u>	
	Address <u>115 West McIntyre Street</u> E-mail <u>ruben@meldenandhunt.com</u>	
	City <u>Edinburg</u> State <u>Texas</u> Zip <u>78541</u>	
	Contact Person <u>Ruben James De Jesus, P.E., R.P.L.S.</u>	
Surveyor	Name <u>Melden &amp; Hunt, Inc.</u> Phone <u>(956) 381-0981</u>	
	Address <u>115 West McIntyre Street</u> E-mail <u>fkurth@meldenandhunt.com</u>	
	City <u>Edinburg</u> State <u>Texas</u> Zip <u>78541</u>	

ENTERED

JAN 14 2022

Initial: Or



## Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

### In Person Submittal Requirements

- \$225 Preliminary Review Fee and \$75 Final Approval Fee (Both fees can be combined in one payment)
- Title Report
- 8 ½" by 11" Original Sealed Survey showing existing structures/easements or 3 blueline copies 2 Location Maps
- 2 8 ½" by 11" copies/legible copies of plat with name & north arrow
- 6 Folded blueline prints of the proposed plat
- 2 Warranty Deeds (identifying owner on application)
- AutoCAD 2005 DWG file and PDF of plat
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation (if applicable)

### Email Submittal Requirements

- \$225 Preliminary Review Fee and \$75 Final Approval Fee (Both fees can be combined in one payment)
- Title Report
- Survey
- Location Map
- Plat & Reduced P
- Warranty Deed
- DWG File
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation, if applicable

\*Documents must be submitted in PDF format. No scanned documents\*

\*Please submit documents to [subdivisions@mcallen.net](mailto:subdivisions@mcallen.net)

**\*ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON\***

### **PLAT TO SHOW:**

- Metes and bounds
- Lots numbered with dimensions and area of irregular lots noted Surrounding platted lots and/or lot lines for unsubdivided tracts
- Name and address of owner, lienholder, developer, engineer and surveyor shown along with signature lines
- North arrow, scale and vicinity map
- Name & dimension of adjoining street ROWs (total width & width from centerline)

**Note:** Though the original submittal for application to process a subdivision plat does not require the drainage report or utility plans. it is advisable that they be included with the original submittal to expedite the review process. Complying with the minimum requirements for the original plat submittal does not constitute meeting the deadline for drainage and utility review by the appropriate boards. Additional information will be required during the review to properly complete the subdivision process. Any revisions would require resubmission and PDF files can be submitted via email at [subdivisions@mcallen.net](mailto:subdivisions@mcallen.net)

Owners Signature

I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature  Date 01.14.2022

Print Name Ruben James De Jesus, P.E., R.P.L.S.

Owner ☐ Authorized Agent ☐

The Planning Department is now accepting DocuSign signatures on application



**PROPOSED MCALLEN PUBLIC  
WORKS SUBDIVISION**

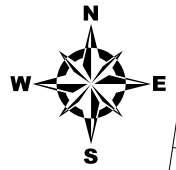
4099  
RADIO SHOP

**CITY OF McALLEN  
MAINTENANCE  
FACILITY  
318**

**TAYLOR CREEK  
SUBDIVISION**

317

**LOCATION**



N. 43RD ST.

VENTANA DEL SOL

NOLANA AVE

NOLANA AVE

**PROPOSED BRIER VILLAGE  
SUBDIVISION  
(REVISED)**

BENTLEY ROAD

H.C.I.D. #1

4325

2

RINCON

43RD ST

32

13

14

19

HACIENDA

20

308

-45

-00

-20  
3717

-22  
3701

-15  
3637

-10  
3601

-30

-00

13

14

-30

-35

-20  
LOPEZ  
3325

-40  
RICH  
3309A,B

-01 VALLEY MEMORIAL GARDENS AND CANAL

**PARK SUBD.**

6TH ST

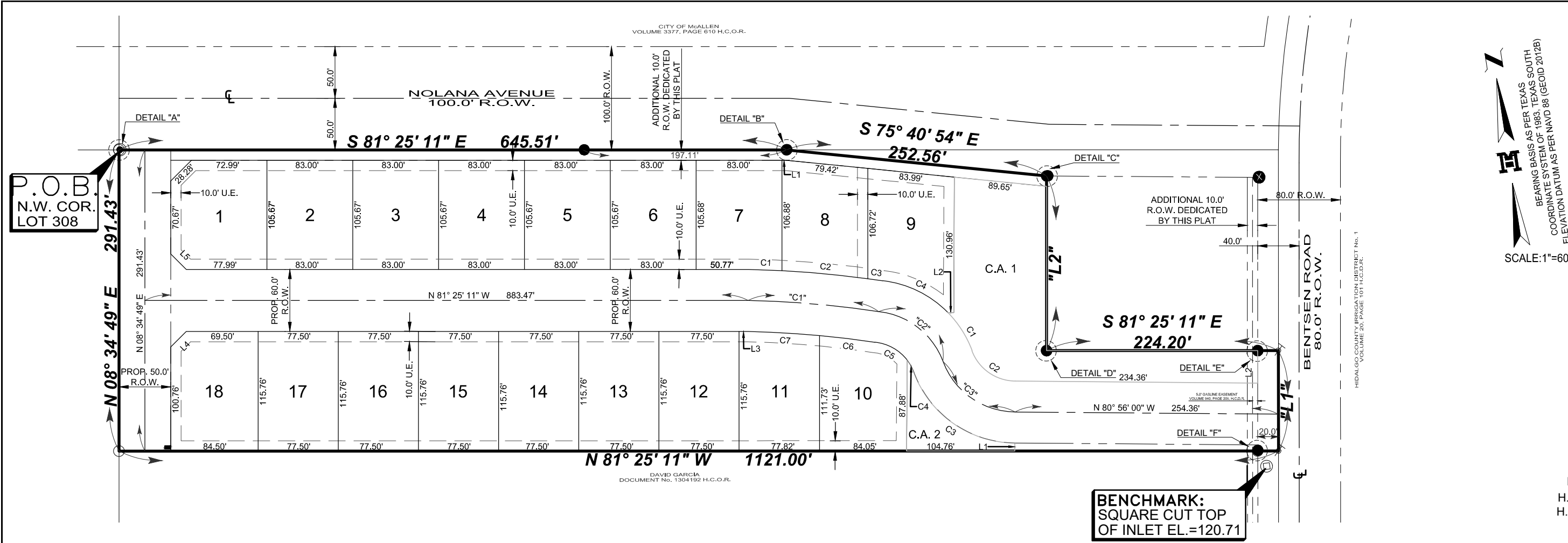
NO. 3

AMIGO PARK

(PROPOSED 60' ROW)

-10





- LEGEND**
- FOUND PIPE (SIZE AS NOTED)
  - FOUND "X" MARK ON CONCRETE
  - FOUND NO. 4 REBAR
  - SET NO. 4 REBAR WITH PLASTIC
  - CAP STAMPED MELDEN & HUNT
  - ▲ SET NAIL
- R.O.W. - RIGHT OF WAY  
H.C.D.R. - HIDALGO COUNTY DEED RECORDS  
H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS  
P.O.B. - POINT OF BEGINNING  
C.A. - COMMON AREA

**METES AND BOUNDS DESCRIPTION:**

A TRACT OF LAND CONTAINING 6.427 ACRES SITUATED IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF LOT 308, JOHN H. SHARY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 17, HIDALGO COUNTY MAP RECORDS, SAID 6.427 ACRES CONSIST OF: A 2,000- ACRE TRACT AND A 2,500-ACRE TRACT CONVEYED TO LORETTA WILLIAMS & DANIEL E. PRUKOP, BY VIRTUE OF A CORRECTION GIFT DEED RECORDED UNDER DOCUMENT NUMBER 1489503, HIDALGO COUNTY OFFICIAL RECORDS, AND OF 1.927 ACRES CONVEYED TO ELSIE WALL BY VIRTUE OF A DEED RECORDED IN VOLUME 1264, PAGE 209, HIDALGO COUNTY DEED RECORDS, SAID 6.427 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON A NO. 4 REBAR SET (FROM WHICH AN IRON PIPE FOUND BEARS N 78° 37' 06" E A DISTANCE OF 0.83 FEET) AT THE NORTHWEST CORNER OF SAID LOT 308 FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT:

1. THENCE, S 81° 25' 11" E ALONG THE NORTH LINE OF SAID LOT 308 AND THE EXISTING SOUTH RIGHT-OF-WAY LINE OF NOLANA AVENUE, AT A DISTANCE OF 448.44 FEET PASS THE EAST PROPERTY LINE OF SAID 2,000-ACRE TRACT, CONTINUING A TOTAL DISTANCE OF 645.51 FEET TO A NO. 4 REBAR SET (FROM WHICH A NO. 4 REBAR FOUND BEARS N 52° 00' 46" E A DISTANCE OF 0.35 FEET) FOR AN OUTSIDE CORNER OF THIS TRACT;
2. THENCE, S 75° 40' 54" E CONTINUING ALONG THE EXISTING SOUTH RIGHT-OF-WAY LINE OF NOLANA AVENUE, A DISTANCE OF 252.56 FEET TO A NO. 4 REBAR WITH A CAP LABELED "ASES 7802" FOUND (FROM WHICH A NO. 4 REBAR FOUND BEARS S 81° 01' 57" E A DISTANCE OF 1.34 FEET) FOR THE NORTHERMOST NORTHEAST CORNER OF THIS TRACT;
3. THENCE, S 08° 34' 49" W A DISTANCE OF 169.04 FEET TO A NO. 4 REBAR SET (FROM WHICH A NO. 4 REBAR FOUND BEARS S 08° 34' 49" W A DISTANCE OF 0.24 FEET) FOR AN INSIDE CORNER OF THIS TRACT;
4. THENCE, S 81° 25' 11" W AT A DISTANCE OF 204.20 PASS A NO. 4 REBAR SET (FROM WHICH A NO. 4 REBAR FOUND BEARS S 26° 44' 16" E A DISTANCE OF 0.23 FEET) ON THE EXISTING WEST RIGHT-OF-WAY LINE OF BENTSEN ROAD, CONTINUING A TOTAL DISTANCE OF 224.20 FEET TO A NAIL SET FOR THE SOUTHERNMOST NORTHEAST CORNER OF THIS TRACT;
5. THENCE, S 08° 34' 49" W ALONG THE EAST LINE OF SAID LOT 308 AND WITHIN THE EXISTING RIGHT-OF-WAY OF BENTSEN ROAD, A DISTANCE OF 97.14 FEET TO A NAIL SET FOR THE SOUTHEAST CORNER OF THIS TRACT;
6. THENCE, N 81° 25' 11" W AT A DISTANCE OF 20.00 FEET PASS A NO. 4 REBAR SET (FROM WHICH A NO. 4 REBAR FOUND BEARS N 08° 34' 49" W A DISTANCE OF 0.70 FEET) CONTINUING A TOTAL DISTANCE OF 1,121.00 FEET TO A NO. 4 REBAR SET FOR THE SOUTHWEST CORNER OF THIS TRACT;
7. THENCE, N 08° 34' 49" E ALONG THE WEST LINE OF SAID LOT 308, AT A DISTANCE OF 97.14 FEET PASS THE SOUTH LINE OF SAID 2,000-ACRE TRACT AND THE NORTH LINE OF SAID 2,500-ACRE TRACT, CONTINUING A TOTAL DISTANCE OF 291.43 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.427 ACRES, OF WHICH 0.045 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF BENTSEN ROAD, LEAVING A NET OF 6.382 ACRES OF LAND, MORE OR LESS.

I, THE UNDERSIGNED, MAYOR OF THE CITY OF MCALLEN, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

MAYOR, CITY OF MCALLEN \_\_\_\_\_ DATE \_\_\_\_\_

CITY SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF MCALLEN HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

CHAIRMAN, PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

THIS PLAT IS HEREBY APPROVED BY THE UNITED IRRIGATION DISTRICT ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES, AND BUILDINGS) SHALL BE PLACED UPON UNITED IRRIGATION DISTRICT RIGHT OF WAY OR EASEMENTS. APPROVAL OF THIS PLAT DOES NOT RELEASE ANY RIGHTS THAT THE DISTRICT MAY HAVE WHETHER SHOWN OR NOT.

PRESIDENT \_\_\_\_\_ ATTEST: \_\_\_\_\_ SECRETARY \_\_\_\_\_

APPROVED BY DRAINAGE DISTRICT:

HIDALGO COUNTY DRAINAGE DISTRICT NO.1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE, §49.211 (C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THESE DETERMINATIONS.

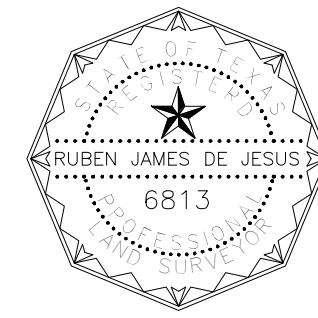
HIDALGO COUNTY DRAINAGE DISTRICT NO.1

RAUL E. SESIN, P.E., C.F.M. \_\_\_\_\_ DATE \_\_\_\_\_  
GENERAL MANAGER

STATE OF TEXAS  
COUNTY OF HIDALGO:

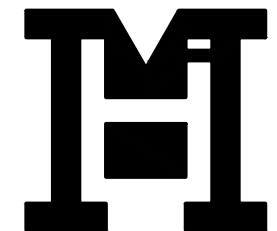
I, THE UNDERSIGNED, RUBEN JAMES DE JESUS, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF BRIER VILLAGE SUBDIVISION, WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 11-08-2021, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

RUBEN JAMES DE JESUS, R.P.L.S. # 6813 \_\_\_\_\_ DATE: \_\_\_\_\_  
DATE SURVEYED: 11-08-2021  
SURVEY JOB No. 21210.02-08



DRAWN BY: E.V.Z. \_\_\_\_\_ DATE 05-13-22  
SURVEYED, CHECKED \_\_\_\_\_ DATE \_\_\_\_\_  
FINAL CHECK \_\_\_\_\_ DATE \_\_\_\_\_

BTPE FIRM # F-1435



**MELDEN & HUNT INC.**  
CONSULTANTS • ENGINEERS • SURVEYORS  
115 W. MAIN ST.  
EDINBURG, TX 78541  
ESTABLISHED 1947  
PH: (956) 381-0981  
FAX: (956) 381-1839  
www.meldenandhunt.com

THE STATE OF TEXAS  
COUNTY OF BEXAR

WE, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE BRIER VILLAGE SUBDIVISION TO THE CITY OF MCALLEN, TEXAS, AND WHOSE NAMES ARE SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PRIVATE ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH WE WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF MCALLEN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF MCALLEN.

ELSIE WALL  
1934 MTCALF STREET  
HOUSTON, TEXAS 77017-1621

THE STATE OF TEXAS  
COUNTY OF BEXAR

WE, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE BRIER VILLAGE SUBDIVISION TO THE CITY OF MCALLEN, TEXAS, AND WHOSE NAMES ARE SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PRIVATE ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH WE WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF MCALLEN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF MCALLEN.

LORETTA WILLIAMS  
P.O. BOX 10  
SUNDOWN, TX 79372

THE STATE OF TEXAS  
COUNTY OF BEXAR

WE, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE BRIER VILLAGE SUBDIVISION TO THE CITY OF MCALLEN, TEXAS, AND WHOSE NAMES ARE SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PRIVATE ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH WE WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF MCALLEN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF MCALLEN.

DANIEL E. PRUKOP  
6400 COUNTY ROAD 439  
ALICE, TEXAS 78332

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ELSIE WALL, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND

SEAL OF OFFICE, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC, FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES:

STATE OF TEXAS  
COUNTY OF

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LORETTA WILLIAMS KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND

AND SEAL OF OFFICE, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC, FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES:

STATE OF TEXAS  
COUNTY OF

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DANIEL E. PRUKOP KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND

AND SEAL OF OFFICE, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC, FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES:

STATE OF TEXAS  
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, RUBEN JAMES DE JESUS, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

RUBEN JAMES DE JESUS, P.E. # 126282  
DATE PREPARED: 01-13-2022  
ENGINEERING JOB No. 21210.00

DATE: \_\_\_\_\_



FILED FOR RECORD IN  
HIDALGO COUNTY  
ARTURO GUAJARDO, JR.  
HIDALGO COUNTY CLERK

ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM

INSTRUMENT NUMBER \_\_\_\_\_  
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: \_\_\_\_\_ DEPUTY

**LOT - CURVE TABLES**

Curve Table						
Curve #	Delta	Radius	Length	Tangent	Chord Length	Chord Direction
C1	001° 47' 38"	1030.29'	32.26'	16.13'	32.26'	N 79° 16' 47" W
C2	004° 38' 19"	1030.29'	83.41'	41.73'	83.39'	N 78° 03' 48" W
C3	000° 48' 47"	1030.29'	14.62'	7.31'	14.62'	N 73° 20' 16" W
C4	038° 52' 00"	105.00'	71.23'	37.05'	69.83'	N 55° 24' 30" W
C5	046° 50' 01"	45.00'	36.78'	19.49'	35.77'	N 52° 27' 08" W
C6	003° 10' 59"	970.29'	53.80'	26.96'	53.89'	N 74° 27' 07" W
C7	004° 05' 43"	970.29'	69.35'	34.69'	69.34'	N 78° 05' 38" W

**LOT - AREAS**

Lot Area Table			Lot Area Table		
Lot #	SQ. FT.	ACRES	Lot #	SQ. FT.	ACRES
1	9514.22	0.22	11	8897.83	0.20
2	8771.28	0.20	12	8971.70	0.21
3	8771.28	0.20	13	8971.53	0.21
4	8771.28	0.20	14	8971.53	0.21
5	8771.28	0.20	15	8971.53	0.21
6	8771.36	0.20	16	8971.40	0.21
7	8787.88	0.20	17	8971.40	0.21
8	8835.94	0.20	18	9669.35	0.22
9	9562.75	0.22			
10	8893.53	0.20			

**LOT LINE TABLES**

Line Table		
Line #	Direction	Length
L1	N 81° 25' 11" W	4.00'
L2	N 82° 03' 23" W	5.74'
L3	S 81° 25' 11" E	8.60'
L4	N 53° 34' 49" E	21.21'
L5	N 36° 22' 11" W	21.21'

**ROAD CENTER LINE - CURVE TABLES**

Curve Table						
Curve #	Delta	Radius	Length	Tangent	Chord Length	Chord Direction
"C1"	007° 19' 28"	1030.29'	126.71'	63.44'	106.82'	N 78° 31' 45" W
"C2"	002° 00' 00"	75.00'	60.91'	46.20'	76.79'	N 43° 31' 42" W
"C3"	009° 04' 23"	75.00'	90.42'	51.62'	85.04'	N 46° 23' 48" W

**BOUNDARY LINE TABLES**

Line Table		
Line #	Direction	Length
"L1"	S 08° 34' 49" W	97.14'
"L2"	S 08° 34' 49" W	169.04'

**COMMON / DETENTION - AREAS**

Lot Area Table		
Lot #	SQ. FT.	ACRES
1	22370.18	0.51
2	3166.74	0.07

**COMMON / DETENTION - LINE TABLE**

Line Table		
Line #	Direction	Length
L1	N 08° 35' 16" E	7.81'
L2	N 08° 34' 49" E	31.51'

**COMMON / DETENTION - CURVE TABLE**

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	44.19'	105.00'	024° 06' 50"	N23° 55' 02"W	43.87'	22.43'
C2	54.25'	45.00'	069° 04' 23"	N46° 23' 48"W	51.02'	30.97'
C3	126.58'	105.00'	069° 04' 23"	S46° 23' 48"E	119.06'	72.26'
C4	13.49'	45.00'	017° 10' 31"	S20° 26' 53"E	13.44'	6.80'

**GENERAL NOTES:**

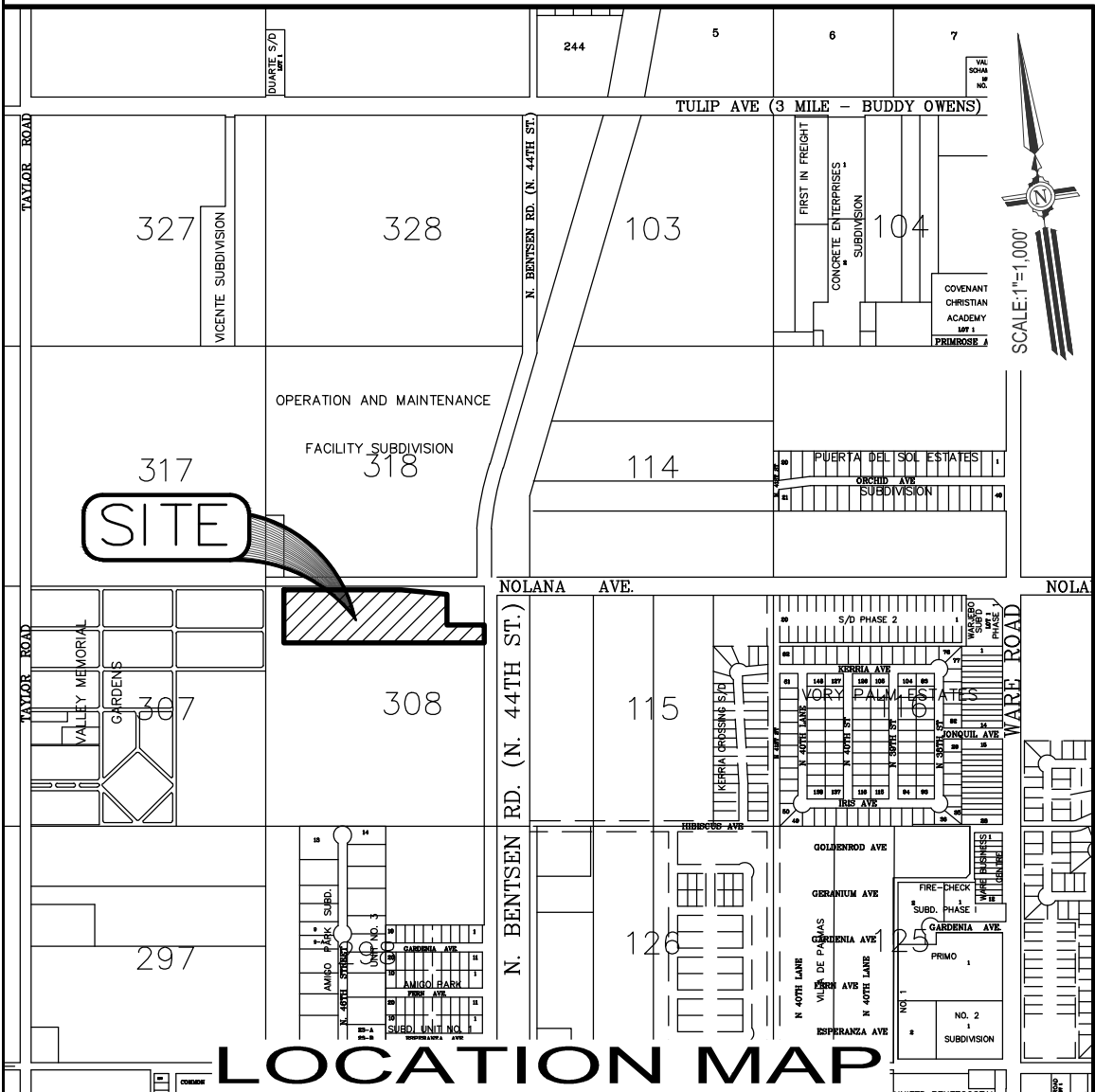
1. THE SITE LIES IN ZONE "C". ZONE "C" IS DEFINED AS "AREAS OF MINIMAL FLOODING". ZONE "C" SHOWN ON: COMMUNITY-PANEL NUMBER: 480334 0400 C MAP REVISED-NOVEMBER 16, 1982.

2. MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT CENTER OF LOT.
3. MINIMUM SETBACKS SHALL COMPLY WITH THE CITY OF MCALLEN ZONING CODE:

FRONT: 20 FEET OR GREATER FOR EASEMENT OR APPROVED SITE PLAN  
REAR: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN

SIDE CORNER: 10 FEET OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN  
INTERIOR SIDES: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN  
GARAGE: 18 FEET EXCEPT WHERE GREATER SETBACK IS REQUIRED: GREATER SETBACK APPLIES.

4. REQUIRED DETENTION FOR STORM SEWER RUNOFF PER THE APPROVED DRAINAGE REPORT SHALL BE 53,775 CUBIC FEET. STORM WATER RUNOFF GENERATED FROM DEVELOPMENT SHALL BE OBTAINED ON-SITE VIA A DETENTION POND WITH A CAPACITY OF 38,633 CUBIC FEET. WATER WILL THEN DISCHARGE THROUGH AN 36" LINE INTO AN EXISTING CITY OF MCALLEN STORM SEWER NETWORK LOCATED ON THE NORTH SIDE OF THE PROPERTY .
5. CITY OF MCALLEN BENCHMARK: (BENTSEN) FROM THE CITY OF MCALLEN G.P.S. REFERENCE MARKS LIST PREPARED BY GLICK, LINN ON OCTOBER 08, 1999. BEING LOCATED INSIDE THE MCALLEN PUBLIC WORKS WHICH IS IN BENTSEN RD AND SOUTH OF 3 MILE LINE. STAINLESS STEEL, 3/8" BOLT, COVERED WITH AN ALUMINUM LOGO CAP.  
CAP ON TOP AT ELEVATION = 123.99, NORTHING: 16614919.50858, EASTING: 1061694.29109 (NAVDB8).
6. NO STRUCTURES PERMITTED TO BE BUILT OVER EASEMENTS.
7. 5 FT. WIDE MINIMUM SIDEWALK REQUIRED ALONG THE SOUTH SIDE WEST NOLANA AVENUE, AND A 5 FT. WIDE MINIMUM SIDEWALK REQUIRED ALONG WEST SIDE OF NORTH BENTSEN AND 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ALONG BOTH SIDES OF ALL INTERNAL STREETS.
8. 25 FT. x 25 FT. SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS.
9. 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDIVIDUAL ZONES/USES ALONG NORTH BENTSEN ROAD AND NOLANA AVENUE.
10. AN 8 FT. MASONRY WALL IS REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
11. SET NO. 4 REBARS WITH PLASTIC CAP STAMPED MELDEN AND HUNT ON ALL LOT CORNERS.
12. C.A. 1 AND C.A. 2 ARE COMMON OR DETENTION AREAS IN WHICH NO BUILDING WILL BE BUILT, ANY PRIVATE STREETS/ALLEYS, AND/OR GATES MUST MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF MCALLEN.
13. NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG WEST NOLANA AVENUE.



**SUBDIVISION MAP OF  
BRIER VILLAGE  
PRIVATE SUBDIVISION**

BEING A SUBDIVISION OF A 6.427 ACRES OF LAND SITUATED IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, BEING ALL OF LOT 308, JOHN H. SHARY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGES 17, HIDALGO COUNTY MAP RECORDS.

**GENERAL NOTES CONTINUED:**

14. AS PER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, FOR THE BRIER VILLAGE SUBDIVISION RECORDED UNDER DOCUMENT NUMBER \_\_\_\_\_, HIDALGO COUNTY OFFICIAL RECORDS, DEVELOPER/HOMEOWNERS ASSOCIATION/OWNER, THEIR SUCCESSORS AND/OR ASSIGNS, AND NOT THE CITY OF MCALLEN SHALL BE RESPONSIBLE OF INSTALLATION, MAINTENANCE AND OTHER REQUIREMENTS AS PER SECTION 134-168 OF THE CODE OF ORDINANCE OF THE CITY OF MCALLEN, INCLUDING BUT NOT LIMITED TO COMMON AREAS AND DETENTION PONDS, ANY AMENDMENT TO DECLARATION THAT CONFLICT WITH THE REQUIREMENTS OF SECTION 134-168 SHALL BE NULL & VOID.
15. COMMON LOTS 20, IDENTIFIED AS DETENTION AREAS SHALL BE MAINTAINED BY THE DEVELOPER WHO MAY TRANSFER SUCH MAINTENANCE OBLIGATION TO THE SUBDIVISION HOMEOWNER'S ASSOCIATION, THE BRIER VILLAGE SUBDIVISION HOMEOWNER'S ASSOCIATION, UPON CONVEYANCE OF TITLE TO THE SAME, THEIR SUCCESSORS AND ASSIGNEES, AND NOT BY THE CITY OF MCALLEN. NO BUILDINGS OR OTHER STRUCTURES SHALL BE ERCTED IN COMMON LOT 20, WHICH SHALL BE USED EXCLUSIVELY AS DETENTION AREAS. AFTER COMMON LOT 20 TRANSFER OF TITLES TO THE BRIER VILLAGE SUBDIVISION HOMEOWNERS ASSOCIATION THE SUBDIVISION LOT OWNER'S PRO RATA SHARES OF THE COST OF MAINTENANCE SHALL BE DETERMINED BY THE BRIER VILLAGE SUBDIVISION HOMEOWNERS ASSOCIATION. FAILING IN SUCH MAINTENANCE OBLIGATION, THE CITY OF MCALLEN MAY, BUT SHALL NOT BE REQUIRED TO MAINTAIN THE SAME AT THE LOT OWNER'S COST, WHICH COST MAY BECOME A LIEN AGAINST THEIR PROPERTIES. PRIOR TO THE IMPOSITION OF ANY LIEN, THE CITY SHALL FIRST COMPLY WITH NOTICE REQUIREMENTS SIMILAR TO THOSE UNDER EXISTING ORDINANCE SECTION 134-168(a), AS THE SAME MAY BE AMENDED. THE SPECIFIC AND EXCLUSIVE USE OF COMMON LOT 62 THE OWNER'S MAINTENANCE OBLIGATION, AND THE CONSEQUENCES OF FAILURE TO MAINTAIN SHALL BE INCORPORATED INTO ANY DEED OR INSTRUMENT OF CONVEYANCE AS A DEED RESTRICTION, RECORDED IN INSTRUMENT NO. \_\_\_\_\_ OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.
16. LOT 20 FOR LANDSCAPING DETENTION PURPOSES ONLY, WILL BE PRIVATE AND MAINTAINED BY THE H.O.A./PROPERTY OWNERS AND NOT THE CITY OF MCALLEN.
17. SITE PLAN MUST BE APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENTS PRIOR TO BUILDING PERMIT ISSUANCE.





# City of McAllen

## SUBDIVISION PLAT REVIEW

Reviewed On: 8/11/2022

### SUBDIVISION NAME: BRIER VILLAGE SUBDIVISION

#### REQUIREMENTS

#### STREETS AND RIGHT-OF-WAYS

Nolana Avenue: 60 ft. from centerline for 120 ft. of total ROW

Paving: 65 ft. Curb & gutter: Both sides

\*\*Label total ROW after accounting for dedication prior to recording

\*\*Monies must be escrowed if improvements are required prior to recording.

\*\*Subdivision Ordinance: Section 134-105

\*\*COM Thoroughfare Plan

Required

North Bentsen Road: 50 ft. from centerline for 100 ft. of total ROW

Paving: 65 ft. Curb & gutter: Both sides

\*\*Label total ROW after accounting for dedication prior to recording.

\*\*\*Label "20 ft." reference shown on North Bentsen Road prior to recording.

\*\*\*\*Clarify if 5 ft. Gas Line Easement will be within the proposed ROW prior to recording.

\*\*Subdivision Ordinance: Section 134-105

\*\*Monies must be escrowed if improvements are required prior to recording.

\*\*COM Thoroughfare Plan

Required

Internal Road: 60 ft.

Paving: 40 ft. Curb & gutter: Both sides

\*\*Clarify if subdivision is proposed to be private. If so, provide gate details prior to recording to finalize ROW requirements.

\*\*\*Street name will be issued prior to recording.

\*\*Subdivision Ordinance: Section 134-105

\*\*Monies must be escrowed if improvements are required prior to recording

\*\*COM Thoroughfare Plan

Required

1/4 Mile Collector (North 48th Street): 50 ft. ROW

Paving: 40 ft. Curb & gutter: Both sides

\*\*Plat submitted on 5/13/2022 provides the 1/4 mile collector on the west boundary of development.

\*\*Street name will be finalized prior to recording.

\*\*Subdivision Ordinance: Section 134-105

\*\*Monies must be escrowed if improvements are required prior to recording.

\*\*COM Thoroughfare Plan

Applied

Paving \_\_\_\_\_ Curb & gutter \_\_\_\_\_

\*\*Subdivision Ordinance: Section 134-105

\*\*Monies must be escrowed if improvements are required prior to final

\*\*COM Thoroughfare Plan

Applied

\* 1,200 ft. Block Length

\*\*Subdivision Ordinance: Section 134-118

\* 900 ft. Block Length for R-3 Zone Districts.

\*\*Engineer has submitted a variance request to the block length requirement on May 16, 2022.

\*\*The variance request to the block length requirement was approved by Planning and Zoning Commission on June 7, 2022 and by City Commission on June 13, 2022

\*\*Subdivision Ordinance: Section 134-118

NA

Applied

**These comments are for subdivision requirements only – additional requirements may apply at time of site plan review**



* 600 ft. Maximum Cul-de-Sac _____ **Subdivision Ordinance: Section 134-105	Applied
<b>ALLEYS</b>	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106	NA
<b>SETBACKS</b>	
* Front: 20 ft. or greater for easements or approved site plan, whichever is greater applies. ***Please revise plat note #3 as shown above prior to recording ***Clarify if carports along the front will be proposed prior to final. ***As per conversation with Engineer on August 11, 2022, no carports are being proposed. **Zoning Ordinance: Section 138-356	Required
* Rear: In Accordance with Zoning ordinance or greater for easements or approved site plan, whichever is greater applies. . **Zoning Ordinance: Section 138-356	Applied
* Sides: In Accordance with Zoning ordinance or greater for easements or approved site plan, whichever is greater applies. . **Zoning Ordinance: Section 138-356	Applied
* Corner: In Accordance with Zoning ordinance or greater for easements or approved site plan, whichever is greater applies. ***Please revise plat note #3 as shown above prior to recording. **Zoning Ordinance: Section 138-356	Required
* Garage: 18 ft. except where greater setback is required; greater setback applies. **Zoning Ordinance: Section 138-356	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
<b>SIDEWALKS</b>	
* 4 ft. wide minimum sidewalk required on North Bentsen Road and Nolana Avenue, both sides of all internal streets, and any other applicable streets. **5 ft. sidewalk might be required by Engineering Dept. prior to recording. ****Plat note must be revised/finalized prior to final. **Subdivision Ordinance: Section 134-120	Required
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
<b>BUFFERS</b>	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses along North Bentsen Road, Nolana Avenue, and North 48th Street. **Revise plat note #9 as shown above prior to recording. **Landscaping Ordinance: Section 110-46	Required
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **This might be required along south and east property line where adjacent to single-family residential zones/uses. **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied

**These comments are for subdivision requirements only – additional requirements may apply at time of site plan review**



NOTES	
<ul style="list-style-type: none"> <li>* No curb cut, access, or lot frontage permitted along Nolana Avenue, North Bentsen Road, and North 48th Street.</li> <li>**Please revise plat note #13 as shown above prior to recoding.</li> <li>**Must comply with City Access Management Policy</li> <li>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.</li> <li>**This requirements might be triggered depending on the amount of units proposed per lot.</li> <li>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</li> <li>* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.</li> <li>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.</li> <li>**Section 110-72 applies if private subdivision is proposed.</li> <li>**Landscaping Ordinance: Section 110-72</li> <li>**Subdivision Ordinance: Section 134-168</li> <li>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</li> <li>**Section 110-72 applies if private subdivision is proposed.</li> <li>**Landscaping Ordinance: Section 110-72</li> <li>**Subdivision Ordinance: Section 134-168</li> </ul>	Required
	Applied
	NA
	Required
	Required
	Required
LOT REQUIREMENTS	
<ul style="list-style-type: none"> <li>* Minimum lot width and lot area</li> <li>**Zoning Ordinance: Section 138-356</li> <li>* Lots fronting public streets</li> <li>**Subdivision Ordinance: Section 134-1</li> </ul>	Compliance
	Compliance
ZONING/CUP	
<ul style="list-style-type: none"> <li>* Existing: R-1 and R-3A Proposed: R-3A</li> <li>***The rezoning request to R-3A was approved by Planning and Zoning Commission on December 7, 2021 and by City Commission on January 10, 2022.</li> <li>***Zoning Ordinance: Article V</li> <li>* Rezoning Needed Before Final Approval</li> <li>***The rezoning request to R-3A was approved by Planning and Zoning Commission on December 7, 2021 and by City Commission on January 10, 2022.</li> <li>***Zoning Ordinance: Article V</li> </ul>	Complete
	Compliance
PARKS	
<ul style="list-style-type: none"> <li>* Land dedication in lieu of fee.</li> <li>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, number of unit to be clarified prior to recording to determine total amount of park fees.</li> <li>* Pending review by the Parkland Dedication Advisory Board and CC.</li> </ul>	NA
	Required
	NA
TRAFFIC	
<ul style="list-style-type: none"> <li>* As per Traffic Department, Trip Generation approved, no TIA required.</li> </ul>	Compliance

**These comments are for subdivision requirements only – additional requirements may apply at time of site plan review**



* Traffic Impact Analysis (TIA) required prior to final plat.	NA
<b>COMMENTS</b>	
Comments: *Must comply with City's Access Management Policy.	Applied
<b>RECOMMENDATION</b>	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM SUBJECT TO CONDITIONS NOTED.	Applied

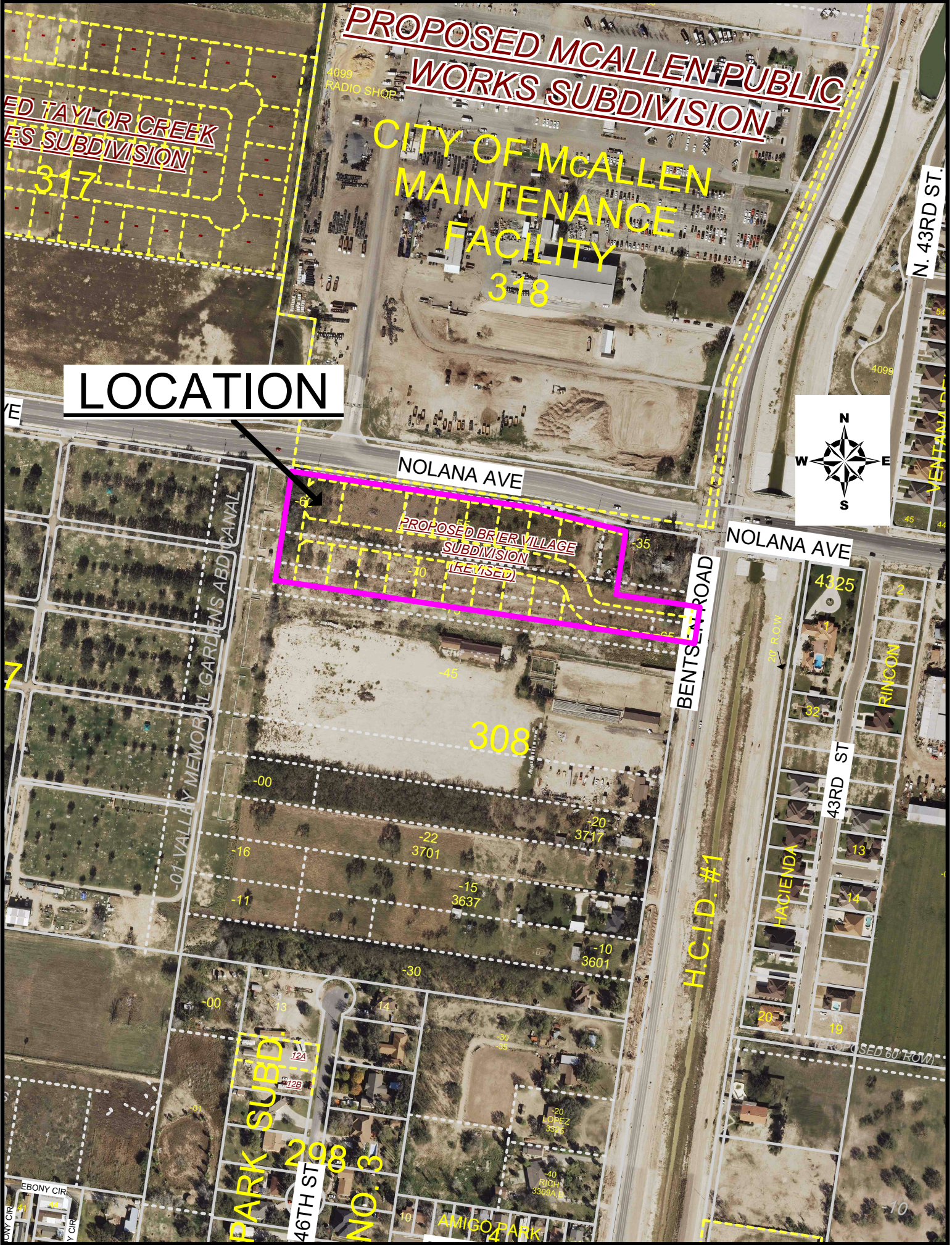


**PROPOSED MCALLEN PUBLIC  
WORKS SUBDIVISION**

**CITY OF MCALLEN  
MAINTENANCE  
FACILITY**

**ED TAYLOR CREEK  
SUBDIVISION**

**LOCATION**





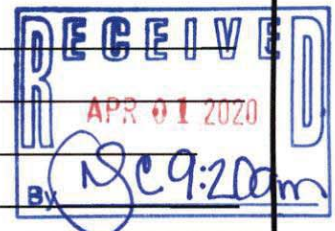
SUB2020-0019



City of McAllen  
Planning Department  
**APPLICATION FOR  
SUBDIVISION PLAT REVIEW**

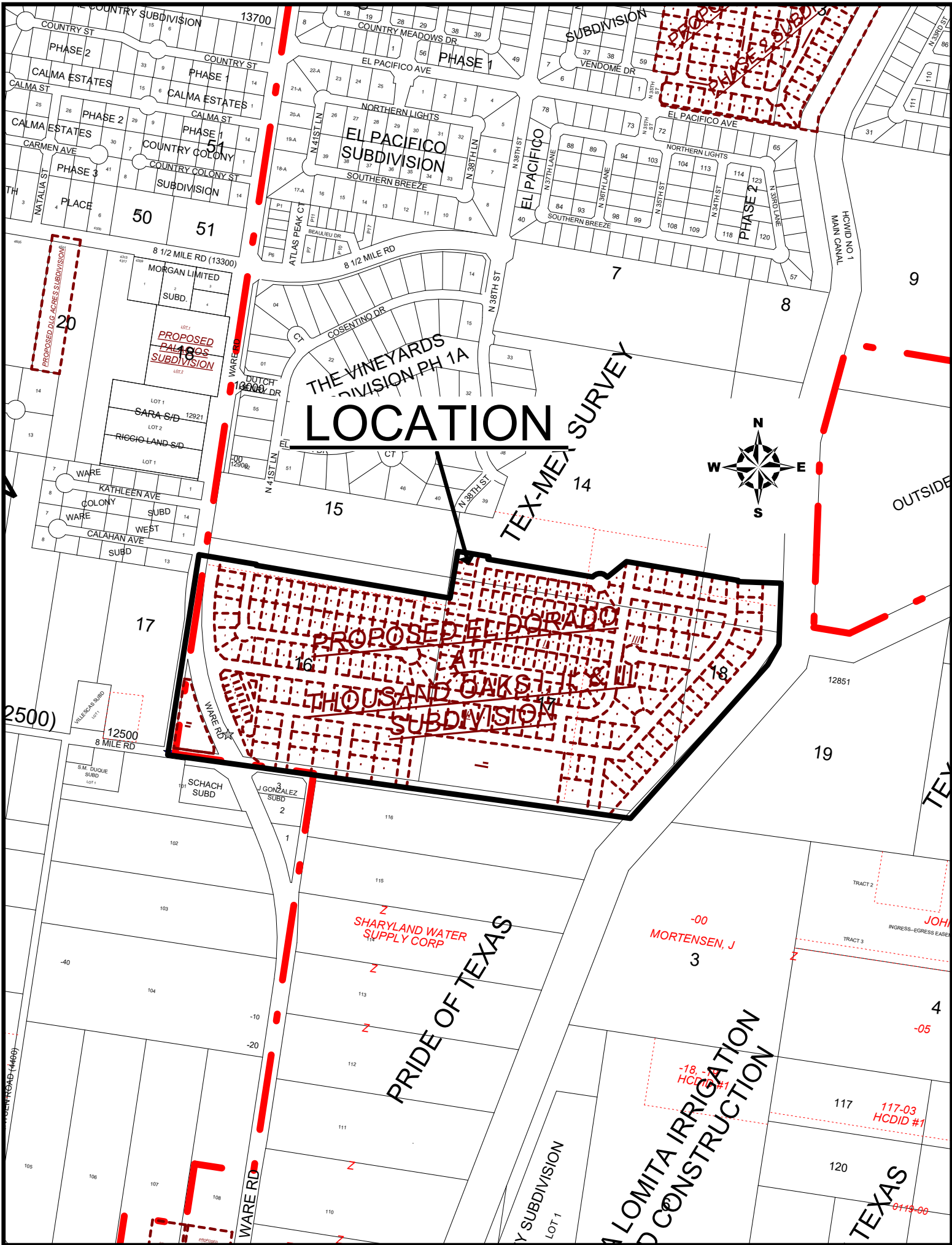
1300 Houston Avenue  
McAllen, TX 78501  
P. O. Box 220  
McAllen, TX 78505-0220  
(956) 681-1250  
(956) 681-1279 (fax)

<b>Project Description</b>	<p>Subdivision Name <u>El Dorado at Thousand Oaks I, II, and III</u></p> <p>Location <u>NE Corner of Mile 8 &amp; Ware Rd.</u></p> <p>City Address or Block Number <u>12712 N. Ware Rd.</u></p> <p>Number of lots <u>212</u> Gross acres <u>76.80</u> Net acres _____</p> <p>Existing Zoning <u>R-1</u> Proposed <u>R-1 &amp; R-3A</u> Rezoning Applied For <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Date _____</p> <p>Existing Land Use _____ Proposed Land Use _____ Irrigation District # <u>1</u></p> <p>Residential Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Commercial Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> ETJ Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Agricultural Tax Exemption Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Estimated Rollback tax due \$ <u>0</u></p> <p>Legal Description <u>A 76.80 acre tract of land out of lots 13,14,16,17 and 18, Section 234,</u> <u>Texas-Mexican Railway Company Survey, Hidalgo, County, Texas</u></p>
<b>Owner</b>	<p>Name <u>Red Rock Real Estate Development, Ltd.</u> Phone <u>(956) 800-1333</u></p> <p>Address <u>2912 S. Jackson Rd.</u></p> <p>City <u>McAllen</u> State <u>TX</u> Zip <u>78573</u></p> <p>E-mail <u>riocantu@yahoo.com</u></p>
<b>Developer</b>	<p>Name <u>Red Rock Real Estates Development, Ltd.</u> Phone <u>(956) 800-1333</u></p> <p>Address <u>2912 S. Jackson Rd.</u></p> <p>City <u>McAllen</u> State <u>TX</u> Zip <u>78539</u></p> <p>Contact Person <u>Manual Cantu</u></p> <p>E-mail <u>riocantu@yahoo.com</u></p>
<b>Engineer</b>	<p>Name <u>Quintanilla, Headley &amp; Associates, Inc.</u> Phone <u>(956) 381-6480</u></p> <p>Address <u>124 E. Stubbs St.</u></p> <p>City <u>Edinburg</u> State <u>TX</u> Zip <u>78539</u></p> <p>Contact Person <u>Alfonso Quintanilla</u></p> <p>E-mail <u>alfonsoq@qha-eng.com</u></p>
<b>Surveyor</b>	<p>Name <u>Quintanilla, Headley &amp; Associates, Inc.</u> Phone <u>(956) 381-6480</u></p> <p>Address <u>124 E. Stubbs</u></p> <p>City <u>Edinburg</u> State <u>TX</u> Zip <u>78539</u></p> <p>E-mail <u>alfonsoq@qha-eng.com</u></p>



Rct# 710922 Pd \$300



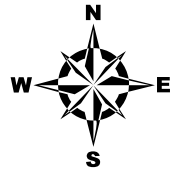


THE VINEYARDS  
SUBDIVISION PH 1A

# LOCATION

TEX-MEX SURVEY

PROPOSED EL DORADO  
SUBDIVISION  
THOUSAND OAKS I, II & III



PRIDE OF TEXAS

LOMITA IRRIGATION  
CONSTRUCTION

TEXAS



STATE OF TEXAS  
COUNTY OF HIDALGO

THE OWNERS OF THE LAND ON THIS PLAT AND DESIGNATED HEREIN AS THE PLAT OF **ELDORADO AT THOUSAND OAKS I, II, III**, AN ADDITION TO THE CITY OF MCALLEN, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY GRANT AN EASEMENT TO THE SAID CITY AND THOSE WHO MAY NOW OR HEREFTER HOLD FRANCHISE UNDER SAID CITY, THE USE OF THE STREETS IS RESTRICTED TO THE EMPLOYEES AND AGENTS OF THE CITY OF MCALLEN, EMPLOYEES OF UTILITY COMPANIES UNDER FRANCHISE TO SAID CITY, AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS. THE OWNER DOES HEREBY DEDICATE TO THE USE OF THE PUBLIC THE PORTION FOR USE AS STREET RIGHT OF WAY DEDICATED TO THE CITY OF MCALLEN BY THIS PLAT.

RED ROCK REAL ESTATE DEVELOPMENT GROUP, LTD., A TEXAS LIMITED PARTNERSHIP  
BY: RED ROCK, L.L.C., A TEXAS LIMITED LIABILITY COMPANY  
ITS: GENERAL PARTNER  
BY: MANUEL N. CANTU, JR., MANAGER  
2912 S. JACKSON ROAD  
MCALLEN, TEXAS 78503  
PH. (956) 821-8180

STATE OF TEXAS  
COUNTY OF HIDALGO

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS OF **ELDORADO AT THOUSAND OAKS II** TO THE CITY OF MCALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I (WE) WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF MCALLEN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF MCALLEN.

RED ROCK REAL ESTATE DEVELOPMENT GROUP, LTD., A TEXAS LIMITED PARTNERSHIP  
BY: RED ROCK, L.L.C., A TEXAS LIMITED LIABILITY COMPANY  
ITS: GENERAL PARTNER  
BY: MANUEL N. CANTU, JR., MANAGER  
2912 S. JACKSON ROAD  
MCALLEN, TEXAS 78503  
PH. (956) 821-8180

STATE OF TEXAS  
COUNTY OF HIDALGO

**BEFORE ME**, the undersigned notary public, on this day personally appeared  
**MANUEL N. CANTU, JR., MANAGER** RED ROCK REAL ESTATE DEVELOPMENT GROUP, LTD., A TEXAS LIMITED PARTNERSHIP  
proved to me through her Texas Department of Public Safety Driver License to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that she executed the same for the purposes and consideration thereby expressed.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.



CLARISSA ANNETTE QUINTANILLA - NOTARY PUBLIC

PLANNING & ZONING COMMISSION  
ACKNOWLEDGEMENT

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF MCALLEN, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

CHAIRMAN, PLANNING COMMISSION

DATE

CITY OF MCALLEN  
CERTIFICATION OF APPROVAL

I, THE UNDERSIGNED, MAYOR OF THE CITY OF McAllen, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

MAYOR

DATE

ATTEST:

CITY SECRETARY

DATE

COUNTY OF HIDALGO  
STATE OF TEXAS

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.



**Eulalio Ramirez**  
EULALIO RAMIREZ  
P.E. No. 77052



FILED FOR RECORD IN  
HIDALGO COUNTY  
ARTURO GUJARDO, JR.  
HIDALGO COUNTY CLERK

ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM  
INSTRUMENT NUMBER \_\_\_\_\_  
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

By: \_\_\_\_\_ DEPUTY

DATE PREPARED: JANUARY 18, 2020

FILENAME: Z:\DATA\SUBD\MCALLEN\ELDORADO\DWG5\PLAT

DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
JAN 18, 2020	26		
DATE REVISION	REVISION BY	CHECKED BY	APPROVED BY
OCT 22, 2020	25		

SUBDIVISION PLAT OF :  
**ELDORADO AT THOUSAND OAKS I, II, III**

A 69.06 ACRE TRACT OF LAND OUT OF LOTS 7, 14, 16 AND 17, SECTION 234, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 3, PAGE 14, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2616892 AND 3081767, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND WITHIN THE RIGHT OF WAY OF MILE 8 NORTH ROAD (LURAL AVE.) AND A 45.00 FOOT COUNTY ROAD FOR THE SOUTHWEST CORNER OF LOT 16 AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE; N 08°54'32" E (MAP RECORD: N 08°59' E), ALONG THE WEST LINE OF LOTS 15 AND 16, AND WITHIN THE RIGHT OF WAY OF SAID 45.00 FOOT COUNTY ROAD AND WITHIN THE RIGHT OF WAY OF NORTH WARE ROAD (F.M. 2220), A DISTANCE OF 1,067.58 FEET TO A COTTON PICKER SPINDLE SET FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE; S 80°24'08" E, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 46.53 FEET FOR THE EAST RIGHT OF WAY LINE OF NORTH WARE ROAD (F.M. 2220), A TOTAL DISTANCE OF 305.86 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; S 09°35'52" E, A DISTANCE OF 5.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; S 80°24'08" E, A DISTANCE OF 1,036.47 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; N 09°35'52" E, A DISTANCE OF 250.05 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; S 80°24'08" E, A DISTANCE OF 160.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; S 09°35'52" E, A DISTANCE OF 15.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; S 80°24'08" E, A DISTANCE OF 345.35 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; ALONG THE ARC OF A CURVE TO THE LEFT (CURVE DATA: DELTA = 105°04'35", RADIUS = 58.00 FEET), A DISTANCE OF 106.37 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; N 54°27'54" E, A DISTANCE OF 126.38 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; N 09°35'52" E, A DISTANCE OF 169.63 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; N 02°03'52" E, A DISTANCE OF 628.32 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; N 17°04'52" E, A DISTANCE OF 612.48 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; ALONG THE ARC OF A CURVE TO THE LEFT (CURVE DATA: DELTA = 211°11'19", RADIUS = 930.00 FEET), A DISTANCE OF 326.13 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; N 80°24'08" E, A DISTANCE OF 536.24 FEET TO A 1/2" IRON ROD WITH CAP STAMPED MELDEN & HUNT, INC. FOUND ON THE EAST LINE OF AMENDED VINEYARD ESTATES (RECORDED IN INSTRUMENT NUMBER 2347052, MAP RECORDS, HIDALGO COUNTY, TEXAS) FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; N 09°35'52" E, ALONG THE EAST LINE OF AMENDED VINEYARD ESTATES, A DISTANCE OF 100.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED MELDEN & HUNT, INC. FOUND FOR THE NORTHEAST CORNER OF AMENDED VINEYARD ESTATES AND AN EXTERIOR CORNER OF THIS TRACT.

THENCE; S 80°24'08" E, A DISTANCE OF 536.43 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; ALONG THE ARC OF A CURVE TO THE RIGHT (CURVE DATA: DELTA = 23°21'43", RADIUS = 990.00 FEET), A DISTANCE OF 403.67 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; S 17°04'52" E, A DISTANCE OF 992.14 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; S 02°03'52" E, A DISTANCE OF 628.56 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; S 09°35'52" W, A DISTANCE OF 173.58 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; S 80°24'08" E, A DISTANCE OF 322.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE; S 09°35'52" W, A DISTANCE OF 320.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; N 80°24'08" W, A DISTANCE OF 322.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; S 09°35'52" W, A DISTANCE OF 320.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; S 80°24'08" E, A DISTANCE OF 281.40 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; S 49°15'08" E, A DISTANCE OF 60.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; S 41°44'52" W, A DISTANCE OF 237.91 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; S 48°15'08" E, A DISTANCE OF 157.82 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; S 08°54'52" W, A DISTANCE OF 53.82 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; S 41°44'52" W, A DISTANCE OF 354.81 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE NORTH RIGHT OF WAY LINE OF MILE 8 NORTH ROAD (NOT OPEN) FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE; N 82°11'46" W, ALONG THE NORTH RIGHT OF WAY LINE OF MILE 8 NORTH ROAD (NOT OPEN), A DISTANCE OF 1,834.47 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; S 07°48'14" W, A DISTANCE OF 20.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE SOUTH LINE OF LOT 16 AND WITHIN THE RIGHT OF WAY OF MILE 8 NORTH ROAD FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; N 82°11'46" W, ALONG THE SOUTH LINE OF LOT 16 AND WITHIN THE RIGHT OF WAY LINE OF MILE 8 ROAD, PASSING AT 474.00 FEET THE CENTERLINE OF NORTH WARE ROAD (F.M. 2220), A TOTAL DISTANCE OF 484.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 69.06 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH AMENDED VINEYARD ESTATES SUBDIVISION PHASE 1A, RECORDED IN INSTRUMENT NUMBER 2347052, MAP RECORDS, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS  
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, AND WAS MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY DONE ON THE GROUND UNDER MY SUPERVISION.



ALFONSO QUINTANILLA  
R.P.L.S. No. 4856

DECEMBER 16, 2019  
DATE

BLOCK I SINGLE FAMILY LOTS		
LOT	AREA	(S.F)
1	7887.50	
2	7200.00	
3	7161.60	
4	10385.56	
5	10291.61	
6	7494.77	
7	7200.00	
8	7887.50	
9-12	9287.50	
13-14	7200.00	
15-16	7244.77	
19	9951.82	
20	8163.68	
21	7165.77	
22	9951.82	
23-26	8163.68	
27	7165.77	
28-38	9951.82	
39	8163.68	
40-52	7165.77	

BLOCK II SINGLE FAMILY LOTS		
LOT	AREA	(S.F)
1-9	6050.00	
10	6041.39	
11	6853.88	
12	9720.31	
13	5832.14	
14	5913.32	
15-16	6050.00	
17-18	5404.41	
19-22	8548.17	
23	5822.47	
24	5492.11	
25	6050.00	
26	6452.50	
27	6400.00	
28	6050.00	
29	6400.00	
30	6400.00	
31	6050.00	
32	6400.00	
33	6400.00	
34	6050.00	
35	6400.00	
36	6400.00	
37	6050.00	

BLOCK II SINGLE FAMILY LOTS		
LOT	AREA	(S.F)
38	6400.00	
39	6087.50	
40-50	6050.00	
51-52	6087.50	
53-63	6400.00	
64-65	6087.50	
66-73	6050.00	
74	6041.39	
75	6853.88	
76	9720.31	
77	5832.14	
78	5913.32	

BLOCK III MULTIFAMILY LOTS		
LOT	AREA	(S.F)
PARK	15473.14	
1	10951.50	
2	10112.00	
3	11287.88	
4	12242.03	
5	8361.66	
6	9572.80	
7	10160.00	
8	10863.50	
9	10951.50	
10	10112.00	
11	11287.88	
12	12242.03	
13	8361.66	
14	9572.80	
15	10160.00	
16	10863.50	

BLOCK III MULTIFAMILY LOTS		
LOT	AREA	(S.F)
17	10112.00	
18	11287.88	
19-20	12242.03	
21-22	8361.66	
23-26	9572.80	
27	10160.00	
28	10863.50	
29-30	10951.50	
31-36	10112.00	
37	11287.88	
38	12242.03	
39	8361.66	
40	9572.80	
41	10160.00	
42	10863.50	
43	10160.00	
44	10863.50	

BLOCK III MULTIFAMILY LOTS		
LOT	AREA	(S.F)
45	10112.00	
46	11287.88	
47	12242.03	
48	8361.66	
49	9572.80	
50	10160.00	
51-56	10863.50	
57	10951.50	

LIENHOLDERS'S ACKNOWLEDGMENT:  
STATE OF TEXAS  
COUNTY OF HIDALGO

I, THE UNDERSIGNED, HOLDER (OR DULY AUTHORIZED OFFICERS OF THE HOLDER) OF A SECURITY INTEREST IN THE ABOVE DESCRIBED PROPERTY, BEING THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS **ELDORADO AT THOUSAND OAKS** ON THE CITY OF MCALLEN, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS PROVIDED FOR UNDER THE PLAT, AND DO HEREBY PROVIDE THAT ANY FORECLOSURE RELATING TO THE SECURITY INTEREST ON THE ABOVE DESCRIBED PROPERTY SHALL BE SUBJECT TO THE PLATING OF THE PROPERTY AS PROVIDED FOR HEREIN.

SECURITY INTEREST HOLDER

SIGNATURE

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

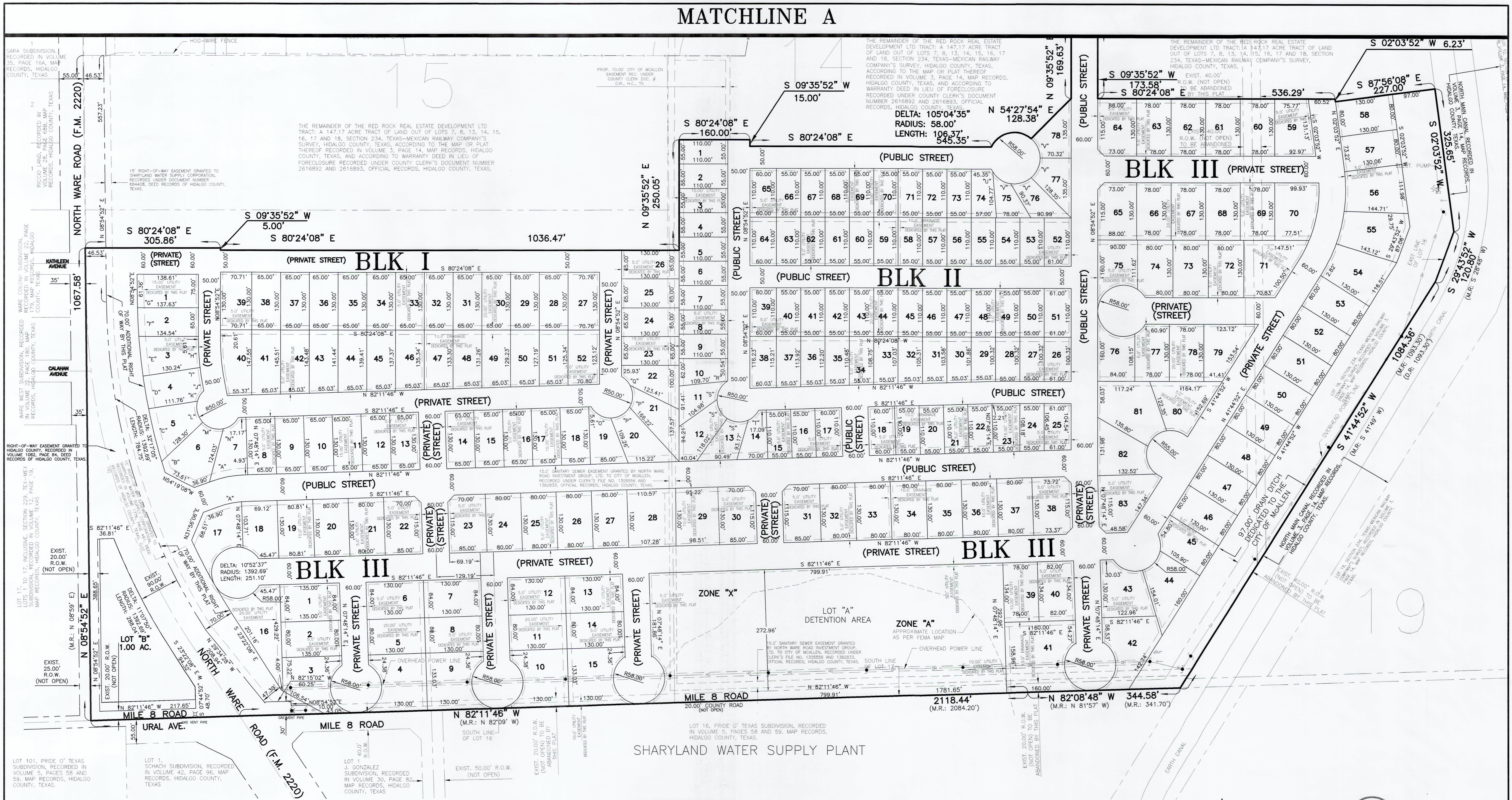
CONSULTING ENGINEERS • LAND SURVEYORS  
124 E. STUBBS ST. PHONE 956-381-8480  
EDINBURG, TEXAS 78539 FAX 956-381-0527  
ENGINEERING REGISTRATION NUMBER F-1513 ALFONSO@QOHA-ENG.COM  
SURVEYING REGISTRATION NUMBER 100411-00

PLAT NOTES AND RESTRICTIONS:

- FLOOD ZONE DESIGNATION: ZONE "X"  
AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN.  
FLOOD ZONE DESIGNATION: ZONE "A"  
NO BASE FLOOD ELEVATIONS DETERMINED.  
COMMUNITY-PANEL NUMBER 480334 0325 D MAP REVISED:  
MAY 17, 2001
- MINIMUM FINISH FLOOR ELEVATION: 18" ABOVE THE TOP OF CURB OF THE STREET AT MID POINT OF EACH LOT.
- LEGEND: • - DENOTES 1/2" x 24" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4856, UNLESS OTHERWISE NOTED.
- MINIMUM BUILDING SETBACK LINES:  
FRONT: ..... 25.00 FT. BLOCKS I & II  
FRONT: ..... 20.00 FT. BLOCKS II  
REAR: ..... 10.00' WEST SIDE OF LOTS 1-5 BLOCK I  
10.00' SOUTH SIDE OF LOTS 6-20 BLOCK I  
10.00' SOUTH SIDE OF LOTS 12-25 BLOCK II  
10.00' SOUTH SIDE OF LOTS 16-37 BLOCK III  
10.00' WEST SIDE OF LOTS 46 & 47 BLOCK III  
INTERIOR SIDES: ..... IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS.  
CORNER SIDE: ..... 10.00 FT. OR GREATER FOR EASEMENTS.  
GARAGE: ..... 18.00 FT. OR GREATER FOR EASEMENT EXCEPT WHERE GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES
- NO BUILDINGS OR DRAINAGE DETENTION AREAS SHALL BE CONSTRUCTED OVER ANY EASEMENT
- REQUIRED ENGINEERED DRAINAGE DETENTION IS: **1.388,804-24 C.F. ( 32.11 AC./FT.)** TOTAL FOR MASTER PLAN (147.17 AC.) REQUIRED PRO-RATED ENGINEERED DRAINAGE DETENTION FOR 69.06 ACRES IS: **656,393.43 C.F. ( 15.07 AC./FT.)**
- BENCHMARK NOTE: CITY OF MCALLEN MO. MC 33, EAST SIDE OF WARE ROAD BY THE WATER TREATMENT PLANT. ELEVATION 118.60.
- AN ENGINEERED DRAINAGE DETENTION PLAN APPROVED BY THE ENGINEERING DEPARTMENT IS REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- A 4.00 FOOT WIDE MINIMUM SIDEWALK IS REQUIRED ON BOTH SIDES OF ALL INTERIOR STREETS DURING BUILDING PERMIT STAGE. A 5.00 FOOT WIDE SIDEWALK IS REQUIRED ALONG NORTH WARE ROAD AND WILL BE CONSTRUCTED DURING SUBDIVISION PROCESS OR PRIOR TO RECORDING.
- NO CURB CUT, ACCESS OR LOT FRONTAGE PERMITTED ALONG WARE ROAD.
- ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO HIDALGO COUNTY IRRIGATION DISTRICT NO. 1, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR USE WITHOUT EXPRESS APPROVAL.
- NO UTILITY COMPANY OR OTHER PERSON IS ALLOWED TO CROSS ABOVE OR BELOW AROUND ANY UNITED IRRIGATION DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, PIPES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM THE DISTRICT.
- NO UTILITY COMPANY OR OTHER PERSON IS ALLOWED TO CONNECT TO ANY HIDALGO COUNTY IRRIGATION DISTRICT No. 1 FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM THE IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO REMOVAL.
- NO PERMANENT STRUCTURE, (FOR EXAMPLE: FENCES OR DRIVEWAYS OF ANY CONSTRUCTION) WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY UNITED IRRIGATION DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY THE DISTRICT. ANY UNAUTHORIZED STRUCTURE IN THE EASEMENT AREA IS SUBJECT TO REMOVAL.
- E.E. DENOTES ELECTRICAL EASEMENT
- 25'-0" X 25'-0" SIGHT OBSTRUCTION EASEMENT IS REQUIRED AT ALL STREET INTERSECTIONS.
- AS PER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR ELDORADO AT THOUSAND OAKS I, II, III RECORDED AS DOCUMENT NUMBER \_\_\_\_\_, HIDALGO COUNTY, DEED RECORDS, DEVELOPER/HOMEOWNER ASSOCIATION/OWNER, THEIR SUCCESSORS AND/OR ASSIGNS, AND NOT THE CITY OF MCALLEN SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE, AND OTHER REQUIREMENTS AS PER SECTION 134-168 OF THE CODE OF ORDINANCE OF THE CITY OF MCALLEN, INCLUDING BUT NOT LIMITED TO COMMON AREAS AND PRIVATE STREETS. ANY AMENDMENT TO DECLARATIONS THAT CONFLICT WITH THE REQUIREMENTS OF SECTION 134-168 SHALL BE NULL AND VOID.
- AS A MASTER DRAINAGE DETENTION PLAN, THE OFFSITE COMMON AREA/REGIONAL DETENTION POND/DRAINAGE EASEMENT, SHALL BE CAPABLE OF DETAINING AT LEAST **15,074 C.F.-FT.**, OR OF WHICH MUST BE ALLOCATED FOR THE USE OF ELDORADO AT THOUSAND OAKS I, II, III.
- COMMON AREAS MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF MCALLEN.
- 8.00 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- A 6.00' OPAQUE BUFFER REQUIRED FROM ADJACENT BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL AND INDUSTRIAL ZONES/USES, AND ALONG NORTH WARE ROAD AND INTERIOR PUBLIC COLLECTOR ROAD.
- ALL SHARPLYLAND WATER SUPPLY CORPORATION EASEMENTS ARE EXCLUSIVE. NO OTHER USE OF EASEMENT IS PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF SHARPLYLAND WATER SUPPLY CORPORATION.



MATCHLINE A



SHARYLAND WATER SUPPLY PLANT

SUBDIVISION PLAT OF :  
ELDORADO AT THOUSAND OAKS I, II, III

A 80.19 ACRE TRACT OF LAND OUT OF LOTS 7, 13, 14, 16, 17 AND 18, SECTION 234, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 3, PAGE 14, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2616892 AND 3081767, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

CONSULTING ENGINEERS • LAND SURVEYORS  
124 E. STUBBS ST.  
EDINBURG, TEXAS 78539  
ENGINEERING REGISTRATION NUMBER F-1513  
SURVEYING REGISTRATION NUMBER 100411-00  
PHONE 956-381-6480  
FAX 956-381-0527  
ALFONSO@QHA-ENG.COM

STATE OF TEXAS  
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, AND WAS MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY DONE ON THE GROUND UNDER MY SUPERVISION.

ALFONSO QUINTANILLA  
R.P.L.S. No. 4856  
DECEMBER 16, 2019  
DATE

COUNTY OF HIDALGO  
STATE OF TEXAS

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.

ALFONSO QUINTANILLA  
P.E. No. 95534  
DATE



FILED FOR RECORD IN  
HIDALGO COUNTY  
ARTURO GUJARDO, JR.  
HIDALGO COUNTY CLERK

ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM  
INSTRUMENT NUMBER \_\_\_\_\_  
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

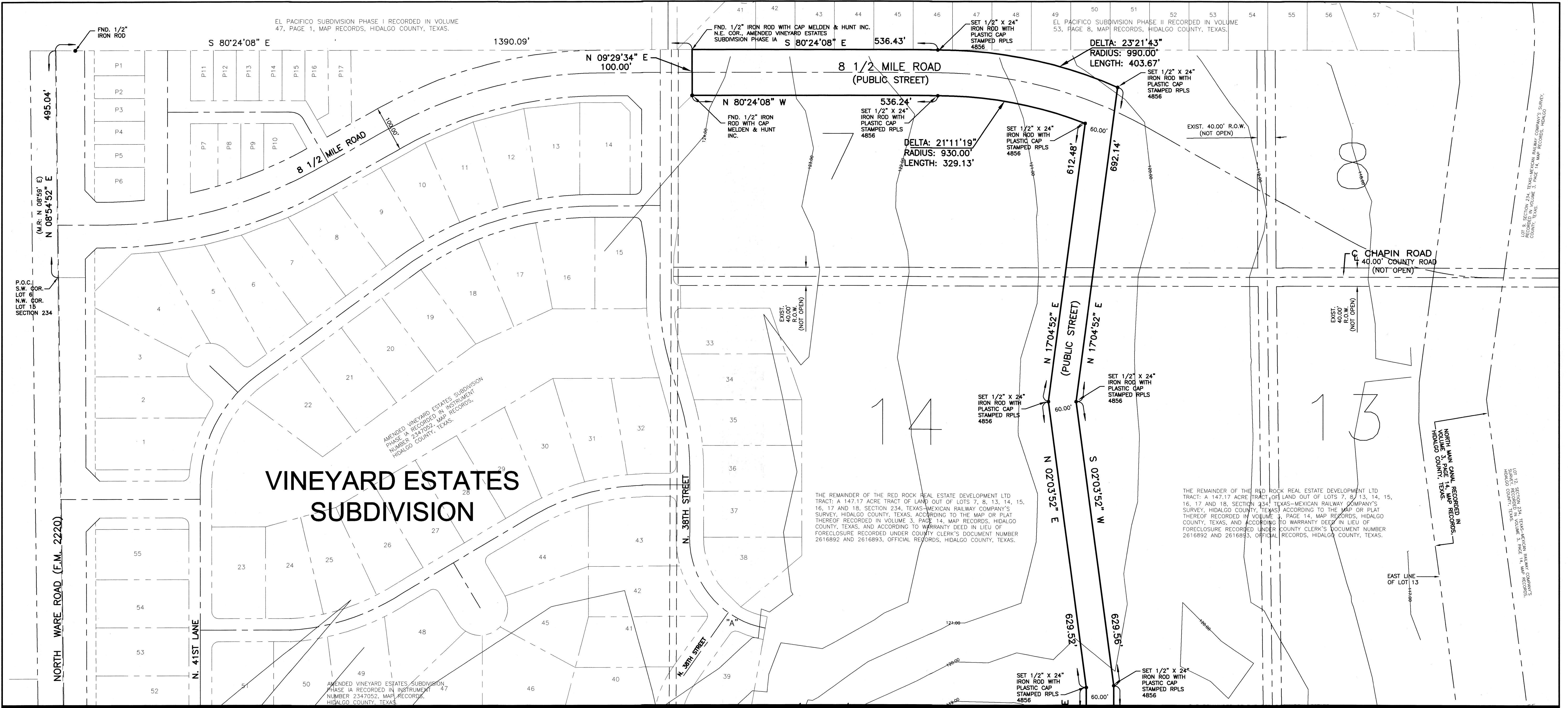
BY: \_\_\_\_\_ DEPUTY

SCALE 1" = 100'

DATE PREPARED: JANUARY 16, 2020

FILENAME: Z:\DATA\SUBD\MALLEN\ELDORADO\DWG5\PLAT	
DATE PREPARED: JAN 16, 2020	PREPARED BY: _____
DATE REVISION: _____	CHECKED BY: _____
	APPROVED BY: _____





MATCHLINE A

SUBDIVISION PLAT OF :  
ELDORADO AT THOUSAND OAKS I, II, III  
(PRIVATE SUBDIVISION)

A 69.06 ACRE TRACT OF LAND OUT OF LOTS 7, 14, 16 AND 17, SECTION 234, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 3, PAGE 14, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2616892 AND 3081767, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

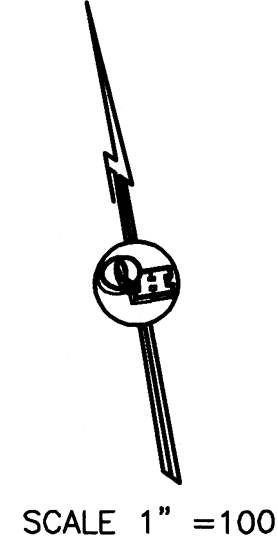
STATE OF TEXAS  
COUNTY OF HIDALGO  
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, AND WAS MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY DONE ON THE GROUND UNDER MY SUPERVISION.

COUNTY OF HIDALGO  
STATE OF TEXAS  
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.

ALFONSO QUINTANILLA  
R.P.L.S. No. 4856  
DECEMBER 16, 2019  
DATE

ALFONSO QUINTANILLA  
P.E. No. 95534  
5-19-21  
DATE

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.  
CONSULTING ENGINEERS • LAND SURVEYORS  
124 E. STUBBS ST.  
EDINBURG, TEXAS 78539  
ENGINEERING REGISTRATION NUMBER F-1513  
SURVEYING REGISTRATION NUMBER 100411-00  
PHONE 956-381-6480  
FAX 956-381-0527  
ALFONSO@QHA-ENG.COM



FILED FOR RECORD IN  
HIDALGO COUNTY  
ARTURO GUJARDO, JR.  
HIDALGO COUNTY CLERK

ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM  
INSTRUMENT NUMBER \_\_\_\_\_  
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: \_\_\_\_\_ DEPUTY

Table with 4 columns: FILENAME, PREPARED BY, CHECKED BY, APPROVED BY. Rows include dates from JAN 16 2017 to OCT 22 2020.





# City of McAllen

## SUBDIVISION PLAT REVIEW

Reviewed On: 8/12/2022

**SUBDIVISION NAME: EL DORADO AT THOUSAND OAKS I,II AND III**

### REQUIREMENTS

#### STREETS AND RIGHT-OF-WAYS

\*North Ware Road: 70 ft. dedication by this plat for 160 ft. of ROW.  
Paving: by the state Curb & gutter: by the state  
\*\*As per Engineer, he has been coordinating with TX-Dot to verify alignment.  
\*\*\*Please indicate centerline on plat to verify ROW dedication.  
\*\*\*\* Show ROW dedication along west side of Lot B for 50 ft. total ROW prior to recording.  
\*\*\*\*COM Thoroughfare Plan

Main Interior Street: 60 ft.  
Paving: 40 ft. Curb & gutter: Both sides.  
\*\*Must escrow monies if improvements are not constructed prior to recording.  
\*\*\*Street is proposed to be public to serve Block II (public subdivision). If all Blocks were proposed to be private, this road might have to be changed to "private street/road".  
\*\*\*\*ROW for paved street, including portion were 8 1/2 mile is being dedicated by this plat.  
\*\*\*\*Subdivision Ordinance: Section 134-105

1. Block1: 50 ft. ROW ( Zoned R-1) (Private Streets)  
Paving: 32 ft. Curb & gutter: Both sides  
\*\*Barricade and/or temporary turnaround at the north end of streets as needed.  
\*\*\*Street layout must be revised so as to not dead-end any street on the "future development" section shown north of Phase 1. Streets must extend into the Vineyards Estates Subdivision Phase 1A to the north or provide Cul-de-Sac with paving diameter 96 ft. paving diameter face-to-face with appropriate ROW of 10 ft. back of curb within the boundaries of this development. If Cul-de-Sacs are proposed, it would be within the boundaries of the area being developed with 96 ft. minimum paving diameter. As per plat submitted on July 29,2022 subdivision plat no longer shows temporary turnarounds or proposed future developments.

2. Block 2: 50 ft. ROW ( Zoned R-1) (Public Streets)  
Paving: 32 ft. Curb & gutter: Both sides  
\*Must escrow monies if improvements are not built at this time, prior to recording.  
\*\*Barricade and/or temporary turnaround at the north end of streets as needed.

3. Block 3: 60 ft. ROW( Zoned R3-A) (Private Streets)  
Paving 40 ft. Curb & gutter: Both sides  
\*Cul-de-Sacs require 96 ft. minimum paving diameter with appropriate ROW of 10 ft. back of curb within the boundaries of this development. Proposed temporary turnarounds must be recorded by separate instrument with document numbers shown on plat prior to recording as needed.  
\*\*Barricade and/or temporary turnaround at the north end of streets as needed.

\*\*Finalize ROW requirements prior to recording.  
\*\*\*Must escrow monies if improvements are not built at this time, prior to recording.  
\*\*\*Subdivision Ordinance: Section 134-105

Required

Applied

Required

**These comments are for subdivision requirements only – additional requirements may apply at time of site plan review**



<p>8 Mile Road: 20 ft. dedication for 40 ft. from centerline for 80 ft. ROW  **Any applicable abandonments of ROW will be done by separate instrument, and not by this plat prior to final.  ***Based on revised plat submitted, ROW is shown to be outside subdivision boundaries. If any tract of land designated as ROW included within the subdivision boundaries, an abandonment would be needed prior to final. As per plat submitted on July 29,2022, ROW dedication is no longer presented outside of plat boundary.  ****Label ROW dedication along south boundary of Lot B prior to recording.</p>	Applied
<p>8 1/2 Mile Road: 100 ft. ROW  Paving: 65 ft. Curb &amp; gutter: Both sides  **Monies or balance pending must be escrowed if improvements are not fully built prior to recording as required.  ***Verify alignment and ROW dedication prior to recording.  *****COM Thoroughfare Plan</p>	Applied
<p>* 600 ft. Maximum Cul-de-Sac:  ***Paving diameter for Cul-de-Sac to be 96 ft. minimum as required by Fire Department with appropriate ROW of 10 ft. back of curb to be applied to all Blocks.  **Subdivision Ordinance: Section 134-105</p>	Applied
<p>* 1200ft. Block Length:  **Block 1: Street block length for Lots 27-39 appears to exceed 800 ft. in length (855.76 ft.).Block length change subdivision is now in compliance with 1200 ft. block length requirement. Variance approved P&amp;Z Board on April 6, 2021 and by the City Commission on April 26, 2021 for the previous block length requirement of 800 ft.  **Subdivision Ordinance: Section 134-118</p>	Compliance
<p>* 900 ft. Block Length for R-3 Zone Districts.  ***Block 3: Street block length for Lots 40-55 appears to exceed 800 ft. in length (approximately 1,350 ft.).  ****Variance approved by P&amp;Z Board on April 6, 2021 and by the City Commission on April 26, 2021.  *****Submitted plat as of July29,2022 not presents updated lot numbers originally for lots 40-55 now 43-58.  **Subdivision Ordinance: Section 134-118</p>	
<b>ALLEYS</b>	
<p>ROW: 20 ft. Paving: 16 ft.  *Alley/service drive easement required for commercial properties  **Subdivision Ordinance: Section 134-106</p>	NA
<b>SETBACKS</b>	
<p>* Front: 25 ft. for R-1 Zones (Block I and Blocks II), 20 ft. for R-3A Zones (Block III), In Accordance with Zoning Ordinance or approved site plan for Lot B.  **Setbacks are subject to be greater for easements.  ***Please revise plat note #4 as shown above prior to recording.  **Zoning Ordinance: Section 138-356</p>	Applied



<p>* Rear: In accordance with Zoning Ordinance or greater for easements (Including Lot B). Except 10 ft. for double fronting lots</p> <p>**Engineer submitted a variance letter on March 25, 2021 requesting a variance to allow a double fronting setback of 10 ft. instead of the required 25 ft. and 20 ft. depending on the Zoning District. The engineer is requesting this variance for Lots 1-20 on Block 1, Lots 12-25 in Block 2, and Lots 16-35 and 78-80 in Block 3. The required double fronting setback for Block 1 and Block 2 is 25 ft. (single-family residential) and Block 3 is 20 ft. (multi-family residential apartments).</p> <p>*****Variance approved by P&amp;Z Board on April 6, 2021 to allow double fronting setbacks of 10 ft. instead of the required 25 and 20 ft.</p> <p>****Plat note #4 still shows "25 ft. setback for double fronting lots". Revise plat note to reflect approved variances prior to recording.</p> <p>* Interior Sides: In accordance with Zoning Ordinance or greater for easements.</p> <p>**Zoning Ordinance: Section 138-356</p> <p>* Corner: 10 ft. or greater for easements</p> <p>**Zoning Ordinance: Section 138-356</p> <p>* Garage: 18 ft. or greater for easements except where greater setback is required, greater setback applies.</p> <p>***Zoning Ordinance: Section 138-356</p> <p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p> <p>**Lot B setbacks will be finalized prior to recording but they will be in accordance with the Zoning Ordinance or greater for easements or approved site plan.</p>	Required
	Applied
	Applied
	Applied
	Applied
<b>SIDEWALKS</b>	
<p>* 4 ft. wide minimum sidewalk required on both sides of all interior streets, 8 Mile Road and 8 1/2 Mile Road.</p> <p>** 5 ft. wide minimum sidewalk required on North Ware Road.</p> <p>***Revise note #9 as shown above prior to recording.</p> <p>***5 ft. sidewalk requirement as per Engineering Department.</p> <p>****Subdivision Ordinance: Section 134-120</p> <p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	Required
	Applied
<b>BUFFERS</b>	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses, and along North Ware Road and interior public collector road.</p> <p>**Landscaping Ordinance: Section 110-46</p> <p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.</p> <p>**Landscaping Ordinance: Section 110-46</p> <p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>	Applied
	Applied
	Required
<b>NOTES</b>	
<p>* No curb cut, access, or lot frontage permitted along North Ware Road, 8 1/2 Mile Road, interior public collector road.</p> <p>**Please revise plat note as shown above prior to recording.</p> <p>**City's Access Management Policy</p>	Required



<p>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.  **Site plan for Lot "B" must be approved by the Planning and Development Departments prior to building permit issuance.  ***Amount of units proposed for each lot in Block III will determine if site plan review will be required prior to building permit.</p>	Required
<p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.  **Lot "B" will have to comply with these requirements and any other requirements as might be applicable.  **Landscaping Ordinance: Section 110-72  **Subdivision Ordinance: Section 134-168</p>	Required
<p>* Common Areas, any private streets/drives, detention areas, etc. must be maintained by the lot owners and not the City of McAllen  **Please revise note # 19 as noted above.  **Lot "B" will have to comply with this requirement and any other that might be applicable.  **Landscaping Ordinance: Section 110-72  **Subdivision Ordinance: Section 134-168</p>	Required
<p>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.  **Landscaping Ordinance: Section 110-72  **Subdivision Ordinance: Section 134-168</p>	Required
<p>* Homeowner's Association Covenants must be recorded simultaneously with plat.  **Homeowner's Association Covenants must be submitted for staff review, prior to recording.  ***Subdivision Ordinance: Section 110-72</p>	Required
<b>LOT REQUIREMENTS</b>	
<p>* Minimum lot width and lot area.  **Verify that all lots comply with minimum lot frontage requirements prior to recording.  ***If variances to Zoning Board of Adjustments and Appeals are required, they must be finalized prior to recording.  ****Zoning Ordinance: Section. 138-356</p> <p>* Lots fronting public streets.  **Zoning Ordinance: 138-1</p>	Required
	Compliance
<b>ZONING/CUP</b>	
<p>* Existing: R-1, R-3A &amp; C-3 Proposed: R-1, R-3A &amp; C-3  **Rezoning to R-3A approved by the Planning and Zoning Board at their April 7, 2020 meeting and by City Commission at their July 27, 2020 meeting.  ***As per Engineer, Lot "B" will remain zoned as commercial. Lot "B" is subject to any requirements applicable for commercial properties such as setbacks, accesses, internal site plan review, etc.  ***Zoning Ordinance: Article V</p>	Applied
	Completed

**These comments are for subdivision requirements only – additional requirements may apply at time of site plan review**

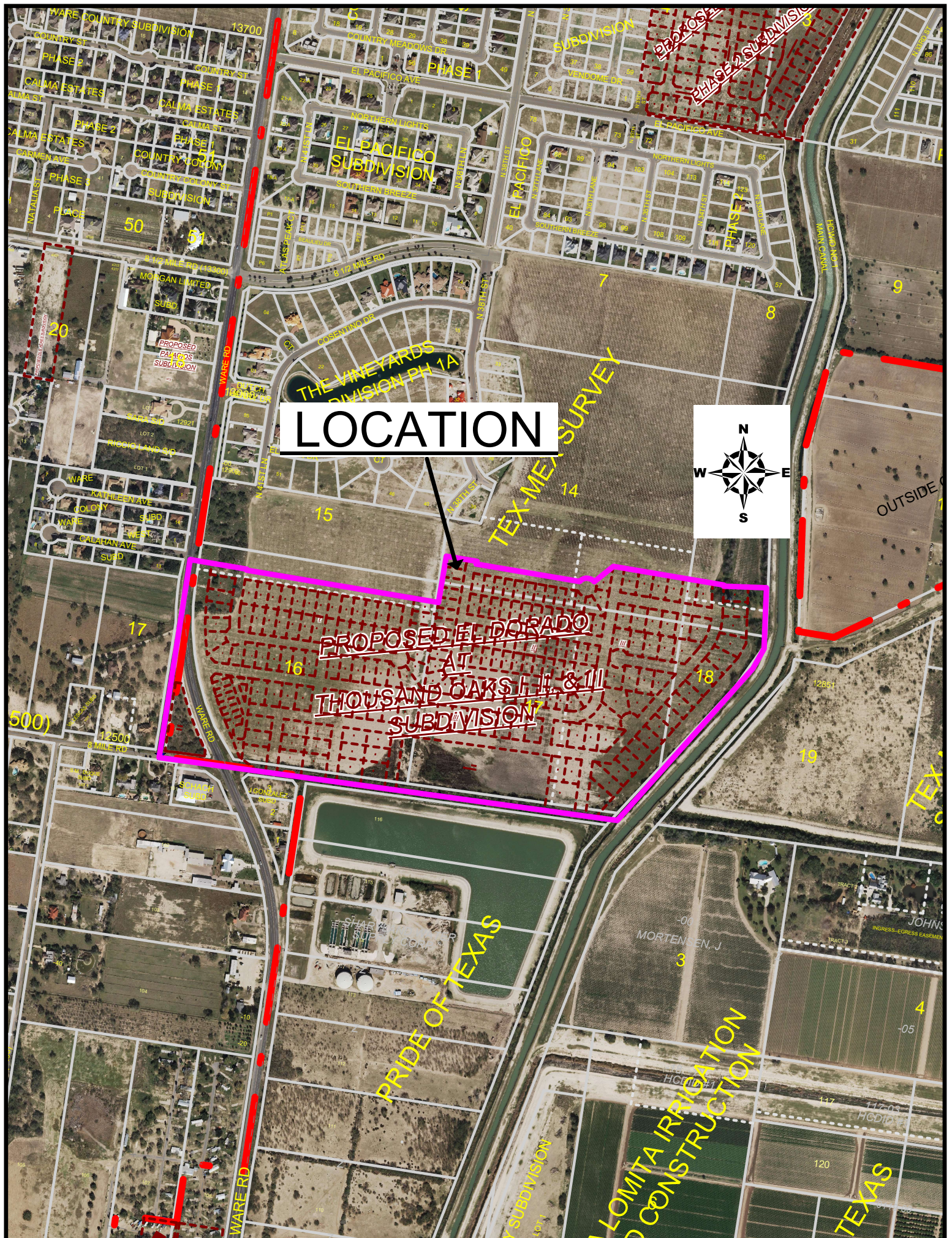


PARKS	
<p>* Land dedication in lieu of fee. As per Parks Department, Developer has requested a variance to McAllen's Park Land Ordinance, and is asking to pay fees in lieu of land. Proposes to pay fifty percent (50) up front and the rest during the permit application process. Total Park fees amount to \$326,900, fifty percent up front is \$163,450 and payable prior to plat recording. The other 50 percent will be paid as building permits are pulled. That amount is \$350.00 per unit until the project is complete. (467 units X \$350.00 = \$163,450.00) Additionally, a note will be placed on the plat indicating that the remaining 50 percent will be paid during permit application. Land dedication for this development is 7.4253 acres. Variance request of fees in lieu of land with conditions was approved by City Manager's Office on May 28,2021. If the number of lot/dwelling unit changes park fees will be adjusted accordingly.</p>	Applied
<p>* Park Fee of \$700 to be paid prior to recording. Developer has requested a variance to McAllen's Park Land Ordinance, and is asking to pay fees in lieu of land. Proposes to pay fifty percent (50) up front and the rest during the permit application process. Total Park fees amount to \$326,900, fifty percent up front is \$163,450 and payable prior to plat recording. The other 50 percent will be paid as building permits are pulled. That amount is \$350.00 per unit until the project is complete. (467 units X \$350.00 = \$163,450.00) Additionally, a note will be placed on the plat indicating that the remaining 50 percent will be paid during permit application. Land dedication for this development is 7.4253 acres. As per Parks Department, Variance request of fees in lieu of land with conditions was approved by City Manager's Office on May 28,2021.If the number of lot/dwelling unit changes park fees will be adjusted accordingly.</p>	Required
<p>* Pending review by the Parkland Dedication Advisory Board and CC. As per Parks Department, Developer has requested a variance to McAllen's Park Land Ordinance, and is asking to pay fees in lieu of land. Proposes to pay fifty percent (50) up front and the rest during the permit application process. Total Park fees amount to \$326,900, fifty percent up front is \$163,450 and payable prior to plat recording. The other 50 percent will be paid as building permits are pulled. That amount is \$350.00 per unit until the project is complete. (467 units X \$350.00 = \$163,450.00) Additionally, a note will be placed on the plat indicating that the remaining 50 percent will be paid during permit application. Land dedication for this development is 7.4253 acres. Variance request of fees in lieu of land with conditions was approved by City Manager's Office on May 28,2021.If the number of lot/dwelling unit changes park fees will be adjusted accordingly.</p>	Required
TRAFFIC	
<p>*As per Traffic Department Trip Generation approved, TIA approved.</p>	Complete
<p>*As per Traffic Department, Trip Generation approved; TIA revisions must be finalized prior to recording.</p>	Completed
<p>**As per Traffic Department Trip Generation approved, TIA approved.</p>	

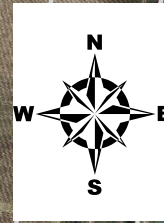


COMMENTS	
<p>Comments: Must comply with City's Access Management Policy ***As per Engineer, Lot "B" will remain zoned as commercial. Lot "B" is subject to any requirements applicable for commercial properties such as setbacks, accesses, internal site plan review, etc. **North 41st St., North 38th St., and any street that is applicable within Vineyard Estates Subdivision Phase 1A must be extended/connected into the proposed development areas when properties develop; cannot dead-end streets. ***As per Fire and Traffic Dept., any applicable revisions to gate details must be done prior to recording. ****Any abandonments required must be finalized prior to final plat review. Abandonments cannot be done by this plat. Plat notes may required regarding abandonment prior to recording. *****Subdivision will have to comply with any Drainage and Traffic Department requirements that may be applicable prior to recording *****Gate details revisions will have to be approved by staff prior to recording. Increase in ROW widths required as needed to accommodate gate detail requirements, sidewalks, and pedestrian gates.</p>	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED FINAL FORM SUBJECT TO CONDITIONS NOTED.	Applied





LOCATION





# City of McAllen

## Planning Department

311 NORTH 15<sup>TH</sup> STREET • (956) 681-1250 • (956) 681-1279 (fax)  
SUBDIVISION PLAT REVIEW APPLICATION

Project Information	Subdivision Name <u>Moya Subdivision</u>	
	Location <u>City of McAllen, ETJ-westside La Homa Rd.</u>	
	City Address or Block Number <u>9601 N. La Homa Rd</u>	
	Number of Lots <u>2</u> Gross Acres <u>10</u> Net Acres <u>9.70</u> ETJ <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
	Existing Zoning <u>N/A</u> Proposed Zoning <u>N/A</u> Rezoning Applied for <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____	
	Existing Land Use <u>Residential</u> Proposed Land Use <u>Residential</u> Irrigation District # <u>6</u>	
	Replat <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Commercial _____ Residential <input checked="" type="checkbox"/>	
	Agricultural Exemption <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Estimated Rollback Tax Due _____ ETJ	
	Parcel # _____ Tax Dept. Review _____	
	Water CCN <input type="checkbox"/> MPU <input checked="" type="checkbox"/> Sharyland Water SC Other _____	
Legal Description <u>All of Lot 95, Block 1, La Homa Subdivision #2</u>		
Owner	Name <u>Paul Moya</u> Phone <u>N/A</u>	
	Address <u>9601 N. La Homa Rd</u> E-mail <u>jerry@benavideseng.com</u>	
	City <u>Mission</u> State <u>TX</u> Zip <u>78574</u>	
Developer	Name <u>Paul Moya</u> Phone _____	
	Address <u>Same</u> E-mail _____	
	City _____ State _____ Zip _____	
	Contact Person <u>Care of Benavides Eng. LLC.</u>	
Engineer	Name <u>Benavides Eng. L.L.C.</u> Phone <u>956-310-8373</u>	
	Address <u>934 S. 12<sup>th</sup> St.</u> E-mail _____	
	City <u>Alamo</u> State <u>TX</u> Zip <u>78516</u>	
	Contact Person <u>Jerry Benavides</u>	
Surveyor	Name <u>Homero L. Gutierrez</u> Phone <u>956-369-0988</u>	
	Address <u>P.O. Box 548</u> E-mail _____	
	City <u>McAllen</u> State <u>TX</u> Zip <u>78505</u>	

ENTERED

JUL 26 2022

Initial: NM



## Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

### In Person Submittal Requirements

- \$225 Preliminary Review Fee and \$75 Final Approval Fee (Both fees can be combined in one payment)
- Title Report
- 8 ½" by 11" Original Sealed Survey showing existing structures/easements or 3 blueline copies 2 Location Maps
- 2 8 ½" by 11" copies/legible copies of plat with name & north arrow
- 6 Folded blueline prints of the proposed plat
- 2 Warranty Deeds (identifying owner on application)
- AutoCAD 2005 DWG file and PDF of plat
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation (if applicable)

### Email Submittal Requirements

- \$225 Preliminary Review Fee and \$75 Final Approval Fee (Both fees can be combined in one payment)
- Title Report
- Survey
- Location Map
- Plat & Reduced P
- Warranty Deed
- DWG File
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation, if applicable

\*Documents must be submitted in PDF format. No scanned documents\*

\*Please submit documents to [subdivisions@mcallen.net](mailto:subdivisions@mcallen.net)

\*ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON\*

### **PLAT TO SHOW:**

- Metes and bounds
- Lots numbered with dimensions and area of irregular lots noted Surrounding platted lots and/or lot lines for unsubdivided tracts
- Name and address of owner, lienholder, developer, engineer and surveyor shown along with signature lines
- North arrow, scale and vicinity map
- Name & dimension of adjoining street ROWs (total width & width from centerline)

Note: Though the original submittal for application to process a subdivision plat does not require the drainage report or utility plans, it is advisable that they be included with the original submittal to expedite the review process. Complying with the minimum requirements for the original plat submittal does not constitute meeting the deadline for drainage and utility review by the appropriate boards. Additional information will be required during the review to properly complete the subdivision process. Any revisions would require resubmission and PDF files can be submitted via email at [subdivisions@mcallen.net](mailto:subdivisions@mcallen.net)

Owners Signature

I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature Raul Moya Date 7/22/22

Print Name Raul Moya

Owner ☐ Authorized Agent ☐

The Planning Department is now accepting DocuSign signatures on application





**LOCATION**

PROPOSED MOYA SUBDIVISION

NUEVO AMANECER

SUBDIVISION NO 18

PHASE 2

SUBDIVISION

PHASE 2  
PHASE 1

UNIT 2

HIDALGO - STARR

HOMA

SUBDIVISION

HEIGHTS

SUBD

DIAMOND

SUBDIVISION UNIT 2

W MILE 8 RD

MAS DEL NORTE

ORTE ST

MELANIE ST

N LA HOMA RD

TAMPICO AVE

ACAPULCO AVE

MEGAN ST

GIRASOL ST

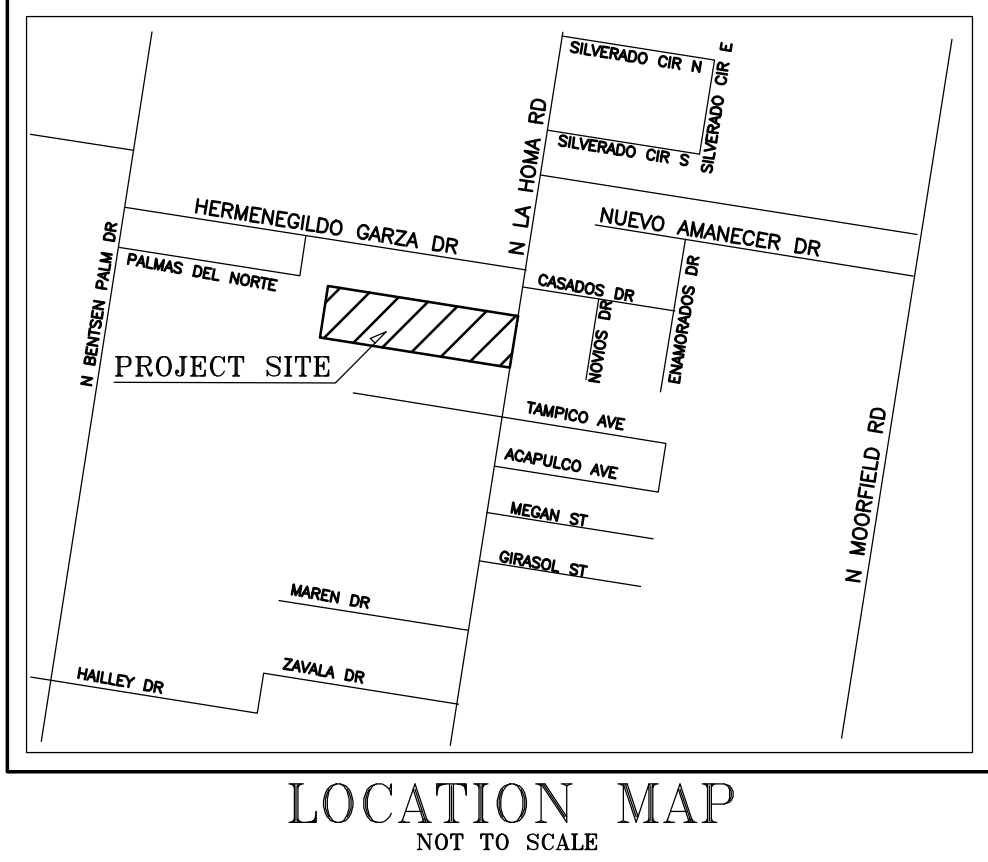
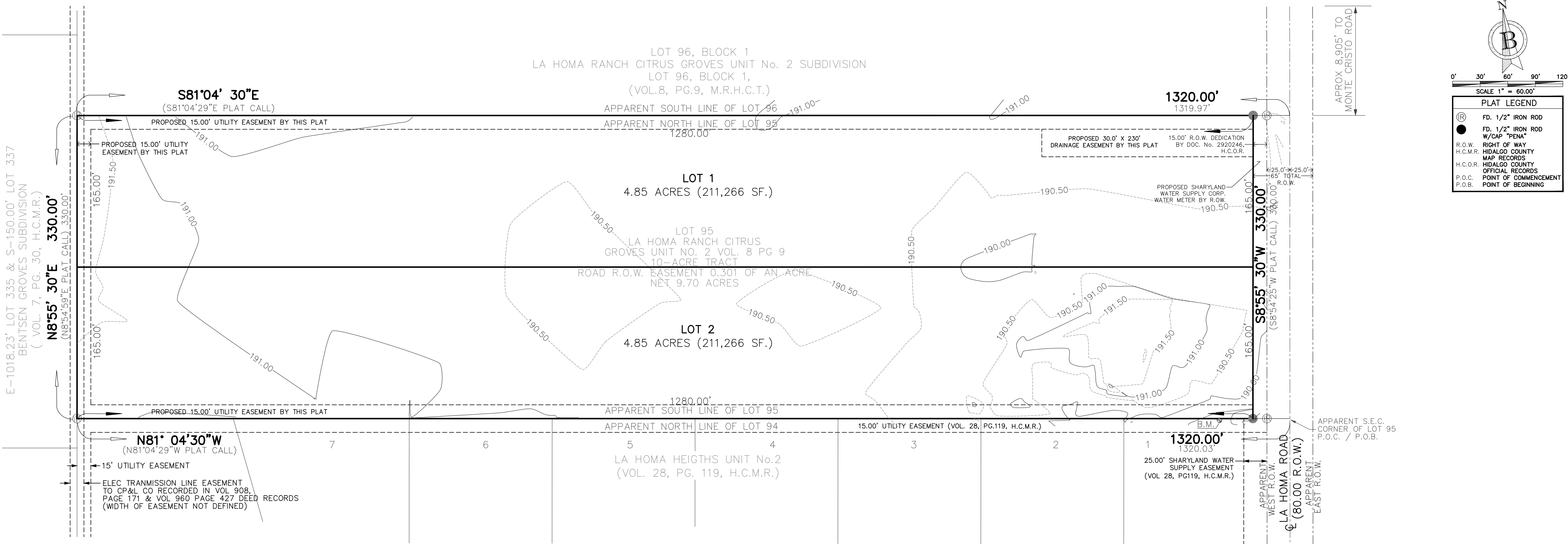
EDUARDO'S

TAB

SILVERADO CIR

CASADOS





#### GENERAL SUBDIVISION PLAT NOTES

- MINIMUM FINISH FLOOR ELEVATION SHALL BE AT 18" ABOVE THE TOP OF THE STREET CURB WHEN MEASURED AT THE CENTER FRONT OF ALL THE LOTS. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- CURRENT CENTERLINE FOR LA HOMA ROAD RANGES FROM 190.00 TO 190.38 FEET
- THIS SUBDIVISION IS LOCATED IN:  
ZONE "X", AS PER FEMA - FIRM PANEL No. 480334 0290 D, MAP REVISED JUNE 6, 2000.
- ZONE "X" ARE DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN
- CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).
- SETBACKS:  
FRONT: 25.00 FEET AND 15 FEET FOR CUL-DE-SAC LOTS ONLY.  
REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER  
CORNER SIDE: 10.00 FEET AND 20 FEET ALONG MILE 13 N. ROAD  
GARAGE FRONT: 18.00 FEET  
SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES:  
NO MORE THAN ONE SINGLE-FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT. NO COMMERCIAL SHALL BE ALLOWED.
- CORNER MARKERS, CONSISTING OF A ONE-HALF (1/2) INCH STEEL ROD 18 INCHES IN LENGTH HAVE BEEN DRIVEN FLUSH WITH THE GROUND SURFACE TO MARK THE CORNERS OF ALL LOTS
- THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:  
---B.M. NO.1--- ELEV. 192.76. SET NAIL ON POWER POLE ALONG WEST OF WAY OF LA HOMA ROAD AND SOUTH PROPERTY LINE AS SHOWN ON SYMBOL ON PLAT.
- LOCATED APPROXIMATELY 35.00 FEET EAST FROM THE WEST RIGHT-OF-WAY LINE OF LA HOMA ROAD ALONG THE EXISTING SOUTH PROPERTY LINE OF LOT 95, LA HOMA CITRUS RANCH SUBDIVISION.  
COORDINATE: N - 16648929.6200' ; E - 1035437.7220'
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 16,282 CUBIC-FEET (0.37 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET No.3 FOR STORM SEWER IMPROVEMENTS.)
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- EACH PURCHASED CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT, DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
- ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.
- IF OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY.
- EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
- IF OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT
- SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXPERTS MAY BE ALSO GIVEN ON THE UTILITY LAYOUT. FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT, THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM.
- APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION
- RAUL MOYA, THE OWNER & SUBDIVIDER OF MOYA SUBDIVISION, RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO.2 OF THIS PLAT.
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25 % SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.

#### OWNERS DEDICATION

RAUL MOYA, AS OWNER OF THE 10.00 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED MOYA SUBDIVISION HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE OF STREETS, PARK, AND EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 232.032 AND THAT:

- THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
- SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
- ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND
- GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

RAUL MOYA  
9601 N. LA HOMA ROAD  
MISSION, TEXAS

DATE

#### NOTARY PUBLIC STATE OF TEXAS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MR. RAUL MOYA, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE (THEY) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_ DAY OF \_\_\_\_ 20\_\_

NOTARY PUBLIC IN AND FOR THE  
STATE OF TEXAS  
MY COMMISSION EXPIRES \_\_\_\_

#### STATE OF TEXAS COUNTY OF HIDALGO

I, GERARDO BENAVIDES, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DATED THIS THE \_\_\_\_ DAY OF \_\_\_\_ 20\_\_

GERARDO BENAVIDES, P.E.  
LICENSED PROFESSIONAL ENGINEER  
No.140950 STATE OF TEXAS



#### STATE OF TEXAS COUNTY OF HIDALGO

I, HOMERO I. GUTIERREZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION OF THE MOYA SUBDIVISION WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

DATED THIS THE \_\_\_\_ DAY OF \_\_\_\_ 20\_\_

HOMERO I. GUTIERREZ, RPLS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
No. 2791 STATE OF TEXAS



#### STATE OF TEXAS COUNTY OF HIDALGO

HIDALGO COUNTY DRAINAGE DISTRICT No. 1  
PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEX. WATER CODE 49.211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT No. 1

RAUL SESIN, P.E., C.F.M.  
GENERAL MANAGER

DATE

#### STATE OF TEXAS COUNTY OF HIDALGO

THIS PLAT IS HEREBY APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT No. 6, THIS THE \_\_\_\_ DAY OF \_\_\_\_ 20\_\_. NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION "TREE, FENCES, AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT No.6 RIGHT-OF-WAYS OR EASEMENTS. THIS PLAT DOES NOT RELEASE ANY RIGHTS THAT THE DISTRICT MAY HAVE WHETHER SHOWN OR NOT.

PRESIDENT SECRETARY

DATE DATE

#### STATE OF TEXAS COUNTY OF HIDALGO UNDER LOCAL GOVERNMENT CODE 232.028(a)

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE MOYA SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON THE \_\_\_\_ DAY OF \_\_\_\_ 20\_\_.

HIDALGO COUNTY JUDGE DATE

ATTEST: HIDALGO COUNTY CLERK DATE

#### HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF MOYA SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON \_\_\_\_ DAY OF \_\_\_\_ 20\_\_.

HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION MANAGER DATE

#### STATE OF TEXAS COUNTY OF HIDALGO

I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF McALLEN, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS MOYA SUBDIVISION CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR RECORDING ON THE \_\_\_\_ DAY OF \_\_\_\_ 20\_\_.

CHAIRPERSON PLANNING & ZONING COMMISSION DATE

#### STATE OF TEXAS COUNTY OF HIDALGO

I, THE UNDERSIGNED, MAYOR OF THE CITY OF McALLEN, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY WHEREIN MY APPROVAL IS REQUIRED.

MAYOR, CITY OF McALLEN SECRETARY, CITY OF McALLEN

DATE DATE



FILED FOR RECORD IN HIDALGO COUNTY  
ARTURO GUAIJARDO, JR, HIDALGO COUNTY CLERK

ON: \_\_\_\_ AT \_\_\_\_ AM / PM

INSTRUMENT NUMBER  
OF MAP RECORDS OF HIDALGO COUNTY TEXAS

BY: DEPUTY DATE

#### PRINCIPAL CONTACTS

NAME	ADDRESS	CITY & ZIP	PHONE NUMBER
OWNER	RAUL MOYA	9601 N. LA HOMA MISSION, 78574	956-451-4828
ENGINEER	GERARDO BENAVIDES, P.E.	P.O. BOX ### ALAMO, 78516	956-310-8373
SURVEYOR	HOMERO GUTIERREZ, RPLS	P.O. BOX 548 McALLEN, 78505	956-369-0980

#### METES AND BOUNDS

A 10.00-ACRE TRACT OF LAND, MORE OR LESS, BEING ALL LOT 95, LA HOMA RANCH CITRUS GROVES UNIT No. 2, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGE 9, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, AND AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED VIA DOCUMENT NO. 2015-2686291 IN THE OFFICIAL RECORDS OF HIDALGO COUNTY, SAVE & EXCEPT THE EAST 40.00 FEET (EXCLUDING DEDICATED ROAD RIGHT-OF-WAY) VIA A 0.30 OF AN ACRE SURVEY PLAT PREPARED BY PABLO PENA, III, DATED MAY 14, 2018, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSE, LOCATED ON THE WEST SIDE OF LA HOMA ROAD APPROXIMATELY 8,905 FEET SOUTH OF MONTE CRISTO ROAD (FM 1925), IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE POINT OF COMMENCEMENT (P.O.C.) BEING AT A POINT ON THE APPARENT EXISTING 50-FOOT RIGHT-OF-WAY CENTERLINE OF SAID LA HOMA ROAD FOR THE APPARENT SOUTHEAST CORNER OF SAID LOT 95 AND OF SAID 10.00-ACRE TRACT, AND ALSO BEING THE POINT OF BEGINNING OF SAID 10.00-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, N 81°04'30" W, WITH THE APPARENT SOUTH LOT LINE OF SAID LOT 95 AND OF SAID 10.00-ACRE TRACT, A DISTANCE OF 25.00 FEET PASSED A NO. 4 REBAR FOUND ON THE APPARENT LA HOMA ROAD EXISTING WEST RIGHT-OF-WAY LINE, CONTINUING ALONG A BLOCK WALL 3.29 FEET TO THE LEFT OF AND WITH SAID SOUTH LOT LINE OF LOT 95 AND OF SAID 10.00-ACRE TRACT FOR 310 FEET; THENCE ALONG TWO CHICKEN WIRE FENCES VARYING IN DISTANCE BOTH TO THE LEFT OF AND RIGHT OF SAID SOUTH LOT LINE FOR A TOTAL DISTANCE OF 1,320.00 FEET TO A NO. 4 REBAR FOUND ON THE APPARENT WEST LOT LINE OF SAID LOT 95, AND BEING 0.25 FEET SOUTH OF AND 0.5 FEET WEST OF AN EXISTING CHICKEN WIRE FENCE CORNER FOR THE APPARENT SOUTHWEST CORNER OF SAID LOT 95 AND OF SAID 10.00-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, N 08°55'30" E, ALONG AN EXISTING CHICKEN WIRE FENCE VARYING FROM 0.5 OF A FOOT TO 0.28 OF A FOOT TO THE RIGHT OF AND WITH THE SAID WEST LOT LINE OF LOT 95 AND OF SAID 10.00-ACRE TRACT, A DISTANCE OF 330.00 FEET TO A NO. 4 REBAR FOUND FOR THE APPARENT NORTHWEST CORNER OF SAID LOT 95 AND OF SAID 10.00-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, S 81°04'30" E, WITH THE APPARENT NORTH LOT LINE OF SAID LOT 95 AND OF SAID 10.00-ACRE TRACT, A DISTANCE OF 1295.00 FEET PASSED A NO. 4 REBAR FOUND ON THE SAID LA HOMA ROAD EXISTING WEST RIGHT-OF-WAY LINE, CONTINUING FOR A TOTAL DISTANCE OF 1320.00 TO A POINT ON THE SAID LA HOMA ROAD EXISTING 50-FOOT RIGHT-OF-WAY CENTERLINE FOR THE APPARENT NORTHEAST CORNER OF SAID LOT 95 AND OF SAID 10.00-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, S 08°55'30" W, WITH THE SAID LA HOMA ROAD EXISTING 50-FOOT RIGHT-OF-WAY CENTERLINE, AND THE APPARENT EAST LOT LINE OF SAID LOT 95 AND OF SAID 10.00-ACRE TRACT, A DISTANCE OF 330.00 FEET TO A POINT ON THE SAID LA HOMA ROAD EXISTING 50-FOOT RIGHT-OF-WAY CENTERLINE FOR THE APPARENT SOUTHWEST CORNER OF SAID 10.00-ACRE TRACT OF LAND HEREIN DESCRIBED, ALSO BEING THE POINT OF BEGINNING, CONTAINING A GROSS OF 10.00 ACRES OF LAND, SAVE & EXCEPT THE EAST 40.00 FEET OF WHICH 0.30 OF AN ACRE LIES IN EXISTING DEDICATED ROAD RIGHT-OF-WAY, FOR A NET OF 9.70 ACRES OF LAND, MORE OR LESS.

BEARING BASIS AS PER NAD 1983 STATE PLANE TEXAS SOUTH FIPS 4205 FEET.

#### LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL

JURISDICTION OF A MUNICIPALITY:  
MOYA SUBDIVISION LOCATED ON THE WESTSIDE OF LA HOMA ROAD, APPROXIMATELY 7,000 FEET NORTH OF MILE 7 INTERSECTION. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF McALLEN, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF McALLEN (POPULATION 143,920 IN 2021 CENSUS) AND HIDALGO COUNTY PLANNING DEPARTMENT. THIS SUBDIVISION LIES IN A 2 MILE EXTRATERRITORIAL JURISDICTION (ETJ) OF THE CITY OF McALLEN LOCAL GOVERNMENT CODE 212.001 PRECINCT, No. 3.

**BENAVIDES ENGINEERING**  
TEXAS REGISTRATION F-22855  
P.O. Box ### Alamo, TX 78516  
Jerry@benavideseng.com  
956.310.8373

PREPARATION DATE: JULY 18, 2022

#### INDEX TO SHEETS OF MOYA SUBDIVISION

- | SHEET 1 | HEADING; INDEX; LOCATION MAP; AND ETJ; PRINCIPAL CONTACTS; PLAT WITH LOT, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; CITY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY JUDGE CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.D. NO. 1 CERTIFICATION; HIDALGO COUNTY IRRIGATION DISTRICT No.6 AND HCHD. REVISION NOTES. |
|---------|--|
| SHEET 2 | WATER DISTRIBUTION AND OSSF MAP; TYPICAL WATER SERVICE CONNECTION; REVISION NOTES; ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND OSSF AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; TYPICAL WATER SERVICE CONNECTION  |
| SHEET 3 | DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION; REVISION NOTES; & CONSTRUCTION DETAILS.  |





# City of McAllen

## SUBDIVISION PLAT REVIEW

Reviewed On: 8/11/2022

### SUBDIVISION NAME: MOYA SUBDIVISION

#### REQUIREMENTS

##### STREETS AND RIGHT-OF-WAYS

N. La Homa Road: Dedication as needed for 40 ft. from centerline for 80 ft. total ROW  
Paving :\_52 ft.\_ Curb & gutter: Both Sides  
\*Label ROW dedications from centerline to new plat boundary, total, existing, etc., revise as applicable prior to final.  
\*\*Provide Document regarding existing ROW dedication for staff review, prior to final.  
\*\*\*Subdivision Ordinance: Section 134-105  
\*\*\*\*Monies must be escrowed if improvements are required prior to final  
\*\*\*\*\*COM Thoroughfare Plan

Non-compliance

N/S collector(Western Boundary 1/4 Mile Location): Dedication as needed for 60 ft. total R.O.W.  
Paving \_40 ft.\_ Curb & gutter: Both Sides.  
\*Street alignment and R.O.W being reviewed and plat would need to be revised accordingly prior to final.  
\*\*Subdivision Ordinance: Section 134-105  
\*\*\*Monies must be escrowed if

Applied

Paving \_\_\_\_\_ Curb & gutter \_\_\_\_\_  
\*\*Subdivision Ordinance: Section 134-105  
\*\*Monies must be escrowed if improvements are required prior to final  
\*\*COM Thoroughfare Plan

Applied

\* 1,200 ft. Block Length.  
\*\*Subdivision Ordinance: Section 134-118  
\* 900 ft. Block Length for R-3 Zone Districts.  
\*\*Subdivision Ordinance: Section 134-118  
\* 600 ft. Maximum Cul-de-Sac .  
\*\*Subdivision Ordinance: Section 134-105

Compliance

NA

NA

##### ALLEYS

ROW: 20 ft. Paving: 16 ft.  
\*Alley/service drive easement required for commercial properties  
\*\*Subdivision Ordinance: Section 134-106

TBD

##### SETBACKS

\* Front:45 ft. or greater for easements.  
\*\*Revise note as shown above, prior to final.  
\*\*\*Proposing: 25.00 FEET AND 15 FEET FOR CUL-DE-SAC LOTS ONLY.  
\*\*\*\*Zoning Ordinance: Section 138-356  
\* Rear: Setback will need to be established once street requirement is established along wester boundary.  
\*\*Rear setback requirements must be finalized prior to final.  
\*\*\*Proposing: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER.  
\*\*\*\*Zoning Ordinance: Section 138-356

Non-compliance

Applied

**These comments are for subdivision requirements only – additional requirements may apply at time of site plan review**



<ul style="list-style-type: none"> <li>* Sides:6 ft. or greater for easements.</li> <li>**Revise note as shown above prior to final.</li> <li>***Proposing:6.00 FEET OR EASEMENT WHICHEVER IS GREATER</li> <li>****Zoning Ordinance: Section 138-356</li> </ul>	Non-compliance
<ul style="list-style-type: none"> <li>* Corner:10 ft. or greater for easements.</li> <li>**Clarify if any streets are being proposed as corner setback would not apply to interior lots.</li> <li>***Proposing:10.00 FEET AND 20 FEET ALONG MILE 13 N.ROAD</li> <li>****Zoning Ordinance: Section 138-356</li> </ul>	Non-compliance
<ul style="list-style-type: none"> <li>* Garage:18 ft. except where greater setback is required; greater setback applies.</li> <li>**Revise note as shown above prior to final.</li> <li>***Proposing:18.00 FEET</li> <li>****Zoning Ordinance: Section 138-356</li> </ul>	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
<b>SIDEWALKS</b>	
<ul style="list-style-type: none"> <li>* 4 ft. wide minimum sidewalk required along N. La Homa Road.</li> <li>**ROW along Western boundary (N/S Collector) being reviewed by staff and sidewalk requirements will apply as applicable.</li> <li>***Sidewalk requirements might increase to 5 ft. prior to final subject to Engineering Department requirements.</li> <li>****Subdivision Ordinance: Section 134-120</li> </ul>	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
<b>BUFFERS</b>	
<ul style="list-style-type: none"> <li>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses.</li> <li>**Add note as shown above prior to final.</li> <li>**Landscaping Ordinance: Section 110-46</li> </ul>	Non-compliance
<ul style="list-style-type: none"> <li>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.</li> <li>**Add note as shown above prior to final.</li> <li>***Landscaping Ordinance: Section 110-46</li> </ul>	Non-compliance
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
<b>NOTES</b>	
*Must comply with City Access Management Policy	Applied
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	NA
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA



<p>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 110-72 of the Subdivision Ordinance, including but not limited to common areas and its private streets.</p> <p>**Clarify if Homeowner's Association is being proposed prior to final as plat notes and HOA covenants will be needed.</p> <p>***Section 134-168 applies if private subdivision is proposed.</p> <p>****Landscaping Ordinance: Section 110-72</p> <p>*****Subdivision Ordinance: Section 134-168</p>	Applied
	Applied
<b>LOT REQUIREMENTS</b>	
<p>* Lots fronting public streets.</p> <p>**Subdivision Ordinance: Section 134-1</p> <p>* Minimum lot width and lot area.</p> <p>**Include original subdivision boundary. Original subdivision boundary should be a bold solid line and new lot lines should be solid lines but not as bold as original subdivision boundary line.</p> <p>**Zoning Ordinance: Section 138-356</p>	Compliance
	Required
<b>ZONING/CUP</b>	
<p>* Existing : ETJ Proposed: ETJ</p> <p>***Zoning Ordinance: Article V</p> <p>* Rezoning Needed Before Final Approval</p> <p>***Zoning Ordinance: Article V</p>	Applied
	NA
<b>PARKS</b>	
<p>* Land dedication in lieu of fee. As per Parks Department, subdivision is not within City limits, therefore City of McAllen Park Land Dedication and Park Development Fees Ordinance does not apply unless annexed in the near future.</p> <p>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, subdivision is not within City limits, therefore City of McAllen Park Land Dedication and Park Development Fees Ordinance does not apply unless annexed in the near future.</p> <p>* Pending review by City Manager's Office. As per Parks Department, subdivision is not within City limits, therefore City of McAllen Park Land Dedication and Park Development Fees Ordinance does not apply unless annexed in the near future.</p>	NA
	NA
	NA
<b>TRAFFIC</b>	
<p>* As per Traffic Department, Trip Generation for 2 lot single family is waived.</p> <p>* Traffic Impact Analysis (TIA) required prior to final plat.</p> <p>** As per Traffic Department, Trip Generation for 2 lot single family is waived.</p>	Complete
	NA

**These comments are for subdivision requirements only – additional requirements may apply at time of site plan review**



COMMENTS	
<p>Comments:</p> <ul style="list-style-type: none"><li>*Must comply with City's Access Management Policy.</li><li>**Please provide ownership map to verify that no landlocked properties exist or will be created.</li><li>***Remove "Proposed" from all easement dedications and label as "Dedicated by this plat" review and revise all easements as applicable.</li></ul>	Required
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, DRAINAGE AND UTILITIES APPROVALS.	Applied









# City of McAllen

## Planning Department

311 NORTH 15<sup>TH</sup> STREET • (956) 681-1250 • (956) 681-1279 (fax)

### SUBDIVISION PLAT REVIEW APPLICATION

SUB2022-0091

Project Information	Subdivision Name <u>SHARYLAND BUSINESS PARK NO. 11</u>	
	Location <u>APPROXIMATELY 0.50 MILES SOUTH OF FM1016 &amp; FM 494 INTERSECTION ON THE EAST SIDE OF FM 494</u>	
	City Address or Block Number <u>7201 S. SHARY RD</u>	
	Number of Lots <u>2</u> Gross Acres <u>45.80</u> Net Acres <u>38.76</u> ETJ <input type="checkbox"/> Yes <input type="checkbox"/> No	
	Existing Zoning <u>I-1</u> Proposed Zoning <u>I-1</u> Rezoning Applied for <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____	
	Existing Land Use <u>AGRI</u> Proposed Land Use <u>LIGHT INDUST.</u> Irrigation District # <u>19</u>	
	Replat <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Commercial <u>N/A</u> Residential <u>N/A</u>	
	Agricultural Exemption <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Estimated Rollback Tax Due <u>\$4,540.64</u>	
	Parcel # <u>280770, 280771, 280762, 280763</u> Tax Dept. Review <u>kmr</u>	
	Water CCN <input checked="" type="checkbox"/> MPU <input type="checkbox"/> Sharyland Water SC Other _____	
Legal Description <u>45.80 ACRES (1,994,916.19 SQUARE FEET) OF LAND COMPRISED OF 6.25 ACRES OF LAND OUT OF LOT 35; 14.54 ACRES OF LAND OUT OF LOT 36; 17.92 ACRES OF LAND OUT OF LOT 45; AND 7.09 ACRES OF LAND OUT OF LOT 46, JOHN H. SHARY SUBDIVISION, RECORDED IN VOLUME 1, PAGE 17, MAP RECORDS, HIDALGO COUNTY, TEXAS</u>		
Owner	Name <u>CASCADE REAL ESTATE OPERATING, L.P.</u>	Phone <u>(956) 724-7141</u>
	Address <u>4302 UNIVERSITY BLVD.</u>	E-mail <u>rortiz@killamco.com</u>
	City <u>LAREDO</u> State <u>TX</u> Zip <u>78041</u>	
Developer	Name <u>KILLAM DEVELOPMENT, LTD.</u>	Phone <u>(956) 724-7141</u>
	Address <u>4302 UNIVERSITY BLVD.</u>	E-mail <u>rortiz@killamco.com</u>
	City <u>LAREDO</u> State <u>TX</u> Zip <u>78041</u>	
	Contact Person <u>ROLAND G. ORTIZ, PHD</u>	
Engineer	Name <u>MESQUITE ENGINEERING</u>	Phone <u>(210) 420-0991</u>
	Address <u>3402 DEL MAR BLVD., SUITE 184</u>	E-mail <u>cburns@killamco.com</u>
	City <u>CHRIS BURNS, P.E.</u> State <u>TX</u> Zip <u>78045</u>	
	Contact Person <u>CHRIS BURNS, P.E.</u>	
Surveyor	Name <u>OSCAR HERNANDEZ</u>	Phone <u>(956) 702-8880</u>
	Address <u>200 S. 10TH STREET, STE. 1500, McALLEN, TX 78501</u>	E-mail <u>ohernandez@samengineering-surveying.com</u>
	City <u>McALLEN</u> State <u>TX</u> Zip <u>78501</u>	

ENTERED  
AUG 05 2022  
Initial: OH



## Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

### In Person Submittal Requirements

- \$225 Preliminary Review Fee and \$75 Final Approval Fee (Both fees can be combined in one payment)
- Title Report
- 8 ½" by 11" Original Sealed Survey showing existing structures/easements or 3 blueline copies 2 Location Maps
- 2 8 ½" by 11" copies/legible copies of plat with name & north arrow
- 6 Folded blueline prints of the proposed plat
- 2 Warranty Deeds (identifying owner on application)
- AutoCAD 2005 DWG file and PDF of plat
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation (if applicable)

### Email Submittal Requirements

- \$225 Preliminary Review Fee and \$75 Final Approval Fee (Both fees can be combined in one payment)
- Title Report
- Survey
- Location Map
- Plat & Reduced P
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\*Documents must be submitted in PDF format. No scanned documents\*

\*Please submit documents to [subdivisions@mcallen.net](mailto:subdivisions@mcallen.net)

**\*ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON\***

### **PLAT TO SHOW:**

- Metes and bounds
- Lots numbered with dimensions and area of irregular lots noted Surrounding platted lots and/or lot lines for unsubdivided tracts
- Name and address of owner, lienholder, developer, engineer and surveyor shown along with signature lines
- North arrow, scale and vicinity map
- Name & dimension of adjoining street ROWs (total width & width from centerline)

Note: Though the original submittal for application to process a subdivision plat does not require the drainage report or utility plans, it is advisable that they be included with the original submittal to expedite the review process. Complying with the minimum requirements for the original plat submittal does not constitute meeting the deadline for drainage and utility review by the appropriate boards. Additional information will be required during the review to properly complete the subdivision process. Any revisions would require resubmission and PDF files can be submitted via email at [subdivisions@mcallen.net](mailto:subdivisions@mcallen.net)

Owners Signature

I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature \_\_\_\_\_ Date \_\_\_\_\_

Print Name \_\_\_\_\_

Owner ☒ Authorized Agent ☐

The Planning Department is now accepting DocuSign signatures on application



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Owners Signature

I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

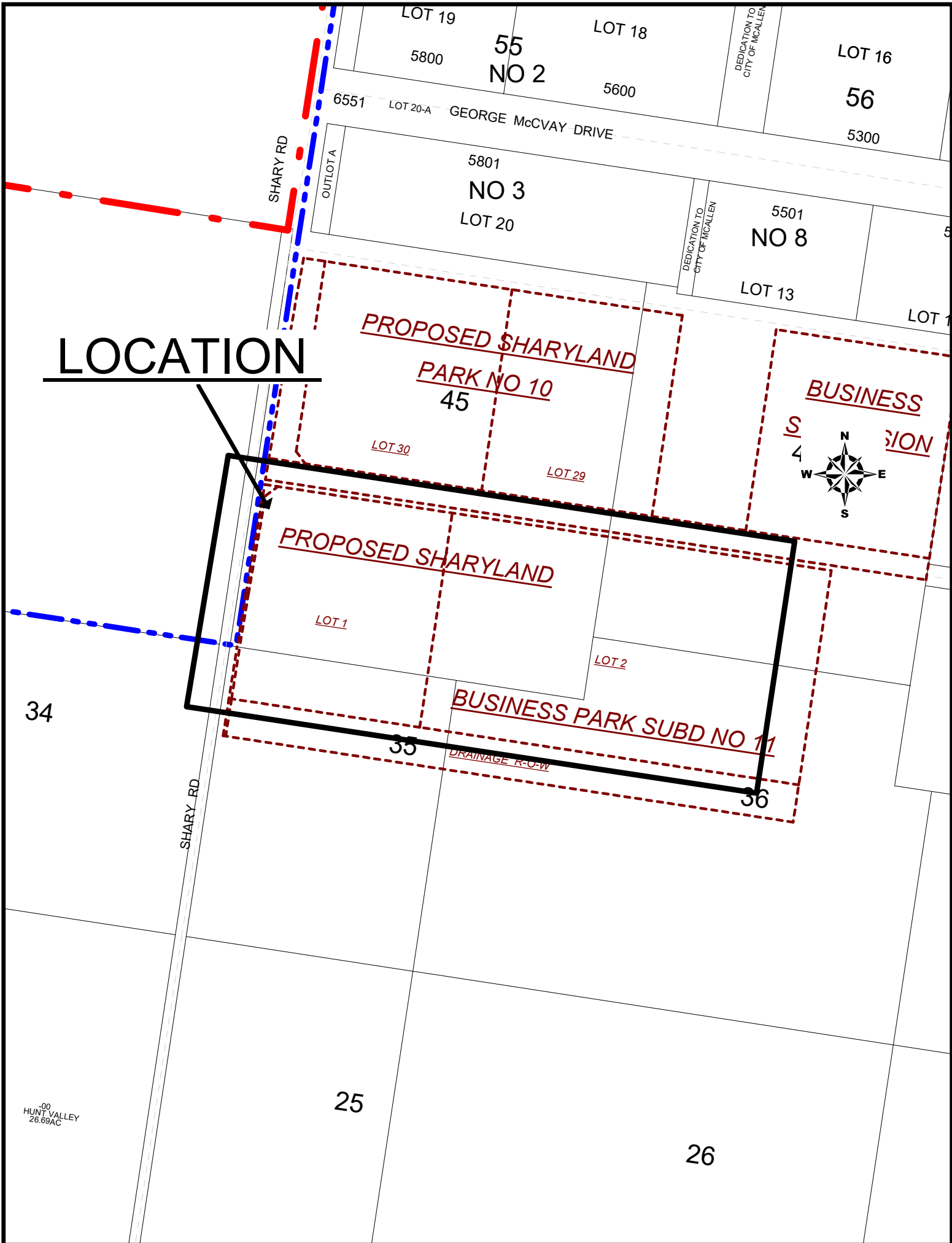
Signature  Date 8/2/22

Print Name Clifffe Killan II

Owner ☒ Authorized Agent ☐

The Planning Department is now accepting DocuSign signatures on application





LOCATION

LOT 19

55  
NO 2

LOT 18

LOT 16

56

5300

6551

LOT 20-A

GEORGE McCVAY DRIVE

5801

NO 3

LOT 20

5501

NO 8

LOT 13

LOT 1

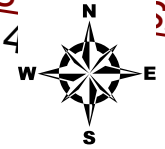
PROPOSED SHARYLAND  
PARK NO 10

45

LOT 30

LOT 29

BUSINESS  
S  
4  
ION



PROPOSED SHARYLAND

LOT 1

LOT 2

BUSINESS PARK SUBD NO 11

DRAINAGE R.O.W.

34

35

36

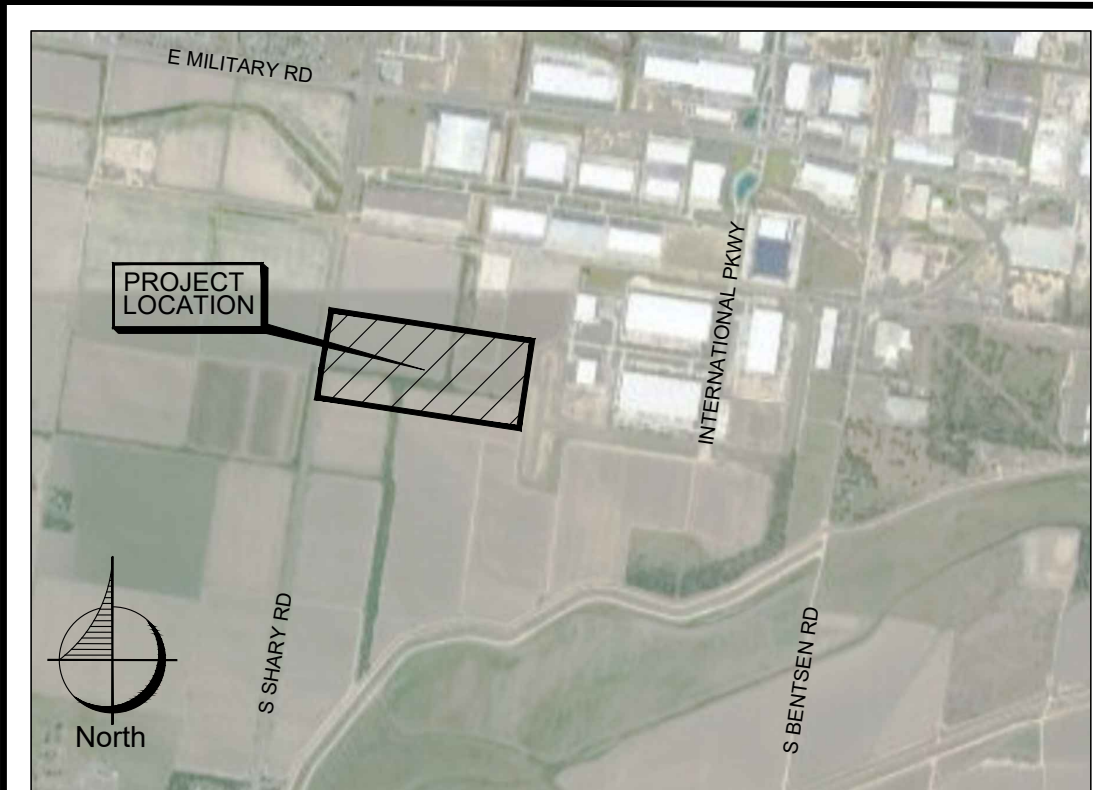
SHARY RD

25

26

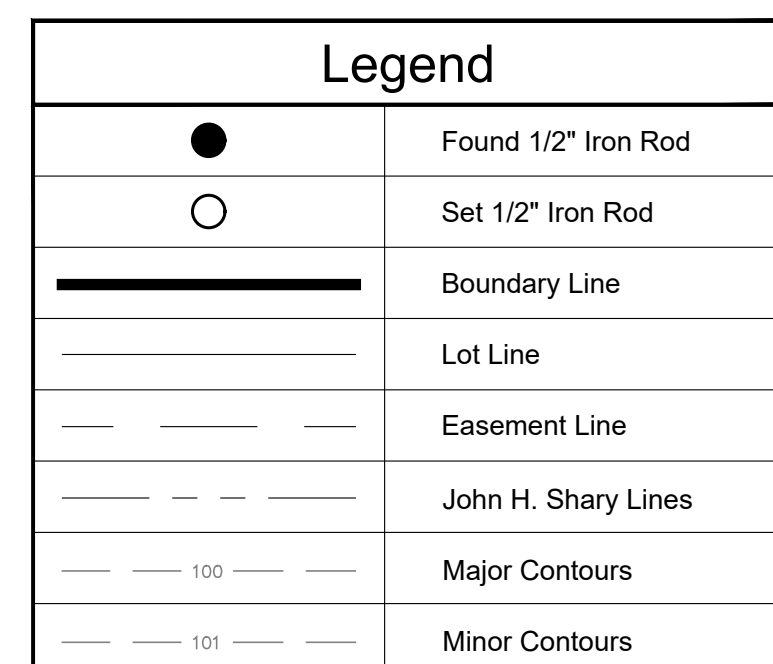
00  
HUNT VALLEY  
26.69AC





SCALE: 1" = 2000'

Curve Table						
Curve #	Length	Radius	Delta	Tangent	Chord Direction	Chord Length
C1	199.82'	11,409.16'	1°00'13"	99.91'	N 09°23'11" E	199.82'
C2	199.65'	11,399.21'	1°00'13"	99.83'	N 09°23'11" E	199.65'





STATE OF TEXAS:  
COUNTY OF HIDALGO:

We the undersigned owners of the land shown on this plat and designated herein as SHARYLAND BUSINESS PARK NO. 11, an addition to the City of McAllen, Texas, and whose name is subscribed hereto, hereby reserve the streets and alleys shown on this plat as private streets and alleys, but dedicate as ingress and egress easement over and across such private streets to fire and police units, garbage and rubbish collection agencies, and all public and private utility entities. We further dedicate to the use of the public all drains, easements (including drainage easements), water lines, sewer lines, storm sewer, fire hydrants, and other public places which are installed or which we will cause to be installed thereon, shown or not shown, and required otherwise to be installed or dedicated under the subdivision approval process of the City of McAllen, all the same for the purposes therein expressed, either on the plat hereon or on the official minutes of the applicable authorities of the City of McAllen.

Cascade Real Estate Operating, L.P.  
By: **Killam Management, L.C.**  
Its: Sole Voting Member

By: \_\_\_\_\_  
**Radcliffe Killam II**  
Its: Manager

STATE OF TEXAS:  
COUNTY OF HIDALGO:

Before me, the undersigned authority, on this day personally appeared **Radcliffe Killam II**, known to me, be the person whose name is subscribed to the foregoing instrument and acknowledged to me that executed the same for purposes and consideration therein stated. Given my hand and seal of office, this the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Notary Public

STATE OF TEXAS:  
COUNTY OF HIDALGO

This plat of SHARYLAND BUSINESS PARK NO. 11 has been submitted to and considered by the Planning and Zoning Commission of the City of McAllen, Texas and hereby approved by such commission. Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Michael Fallak  
Chairman, Planning Commission

STATE OF TEXAS:  
COUNTY OF HIDALGO:

I, the undersigned mayor of the City of McAllen, hereby certify that this subdivision plat conforms to all requirements of the subdivisions regulations of the city wherein my approval is required. Given under my hand and seal of office, this the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Perla Lara  
Attested: Secretary, City of McAllen

\_\_\_\_\_  
Javier Villalobos  
Mayor, City of McAllen

STATE OF TEXAS:  
COUNTY OF HIDALGO:

Hidalgo County Drainage District No. 1, hereby certifies that the drainage plans for this subdivision comply with the minimum standards of the district adopted under Texas Water Code 49.211 (C). The district has not reviewed and does not certify that the drainage structures described are appropriate for the specific subdivision, based on generally accepted engineering criteria. It is the responsibility of the developer of the subdivision and its engineer to make these determinations.

\_\_\_\_\_  
Raul E. Sesin, P.E., C.F.M.  
General Manager  
By: Hidalgo County Drainage District No. 1

\_\_\_\_\_  
Date

STATE OF TEXAS:  
COUNTY OF HIDALGO:

I, Oscar Hernandez , a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat was prepared from actual survey of the property made under my supervision on the ground.

\_\_\_\_\_  
Oscar Hernandez, RPLS  
Registered Professional Land Surveyor  
State of Texas No. 5005

STATE OF TEXAS:  
COUNTY OF WEBB:

I, Christopher P. Burns , a Licensed Professional Engineer in the State of Texas, do hereby certify that proper engineering consideration has been give to this plat.

\_\_\_\_\_  
Christopher P. Burns, P.E.  
Licensed Professional Engineer  
P.E. Registration No. 137054

HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 CERTIFICATION

This plat approved by Hidalgo County Irrigation District No. 1 on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Hidalgo County Irrigation District No. One will not be responsible for drainage or delivery of water to any lot in this subdivision. Also there will not be any permanent structures on the district right-of-ways and/or easements.

No improvements of any kind shall be placed upon the HCID#1 rights of ways or easements without the expressed written permission of HCID#1

\_\_\_\_\_  
R.L. Bell, Jr.  
President

\_\_\_\_\_  
Mark J. Fryer  
Secretary

FILE FOR RECORD IN  
HIDALGO COUNTY  
ARTURO GUAJARDO, JR.  
HIDALGO COUNTY CLERK

ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM

INSTRUMENT NUMBER

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: \_\_\_\_\_ DEPUTY

#### PRINCIPAL CONTACTS

OWNER: CASCADE REAL ESTATE OPERATING, L.P.  
4320 UNIVERSITY BLVD.  
PO BOX 499  
LAREDO TEXAS, 78041  
PHONE: (956) 724-7141

ENGINEER: MESQUITE ENGINEERING  
3402 E DEL MAR BLVD #184  
LAREDO TEXAS, 78041  
PHONE: (956) 724-7141

SURVEYOR: SAM ENGINEERING & SURVEYING INC.  
200 SOUTH 10th STREET, SUITE 1500  
MCALLEN TEXAS, 78501  
PHONE: (956) 702-8880

#### METES & BOUNDS

45.80 ACRES (1,994,916.19 SQUARE FEET) OF LAND COMPRISED OF 6.25 ACRES OF LAND OUT OF LOT 35; 14.54 ACRES OF LAND OUT OF LOT 36; 17.92 ACRES OF LAND OUT OF LOT 45; AND 7.09 ACRES OF LAND OUT OF LOT 46, JOHN H. SHARY SUBDIVISION, RECORDED IN VOLUME 1, PAGE 17, MAP RECORDS, HIDALGO COUNTY, TEXAS

BEING 45.80 ACRES (1,994,916.19 SQUARE FEET) OF LAND, COMPRISED OF 6.25 ACRES OF LAND OUT OF LOT 35; 14.54 ACRES OF LAND OUT OF LOT 36; 17.92 ACRES OF LAND OUT OF LOT 45; AND 7.09 ACRES OF LAND OUT OF LOT 46, JOHN H. SHARY SUBDIVISION, RECORDED IN VOLUME 1, PAGE 17, MAP RECORDS, HIDALGO COUNTY, TEXAS, BEING THE SAME OUT OF A 382.78 ACRE TRACT CONVEYED TO CASCADE REAL ESTATE OPERATING, L.P. A TEXAS LIMITED PARTNERSHIP RECORDED IN DOCUMENT NUMBER 3069818, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS; SAID 45.80 ACRES (1,994,916.19 SQUARE FEET) OF LAND, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

**COMMENCING** AT THE COMMON CORNER OF A 14.96 ACRE TRACT (TRACT 1 - DRAINAGE EASEMENT) CONVEYED TO CITY OF MCALLEN, RECORDED IN DOCUMENT NUMBER 1978143, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND LOT 27, SHARYLAND BUSINESS PARK NO. 9, SUBDIVISION, RECORDED IN VOLUME 53, PAGE 91, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND THE WEST RIGHT OF WAY LINE OF HONDURAS PARKWAY (HAVING A 80.0 FT. RIGHT OF WAY); (HAVING A STATE PLANE COORDINATE OF X= 1053581.7382 Y = 16579453.9190)

**THENCE** NORTH 81 DEG. 22 MIN. 27 SEC. WEST, LEAVING THE COMMON CORNER OF SAID 14.96 ACRE TRACT (TRACT 1 - DRAINAGE EASEMENT) CONVEYED TO CITY OF MCALLEN, AND LOT 26, OF SAID SHARYLAND BUSINESS PARK NO. 6 SUBDIVISION, AND ALONG THE NORTH RIGHT OF WAY LINE OF SAID 14.96 ACRE TRACT (TRACT 1 - DRAINAGE EASEMENT) CONVEYED TO CITY OF MCALLEN, A DISTANCE OF 350.00 FEET, TO A FOUND 1/2 INCH IRON ROD, FOR THE NORTHEAST CORNER AND **POINT OF BEGINNING** OF THE TRACT HEREIN DESCRIBED; (HAVING A STATE PLANE COORDINATE OF X= 1053235.6971 Y = 16579506.4125)

- 1) THENCE**, SOUTH 08 DEG. 37 MIN. 33 SEC. WEST, ALONG THE WEST RIGHT OF WAY LINE OF SAID 14.96 ACRE TRACT (TRACT 1 - DRAINAGE EASEMENT) CONVEYED TO CITY OF MCALLEN, A DISTANCE OF 370.16 FEET, PASSSSING THE COMMON LINE OF LOTS 36, AND 46, OF SAID JOHN H. SHARY SUBDIVISION, CONTINUING TO A TOTAL DISTANCE OF 939.70 FEET, TO A SET 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "SAMES", FOR THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;
- 2) THENCE**, NORTH 81 DEG. 22 MIN. 27 SEC. WEST, LEAVING THE WEST RIGHT OF WAY LINE OF SAID 14.96 ACRE TRACT (TRACT 1 - DRAINAGE EASEMENT) CONVEYED TO CITY OF MCALLEN, A DISTANCE OF 1308.82 FEET, PASSING THE COMMON LINE OF LOTS 35, AND 36, OF SAID JOHN H. SHARY SUBDIVISION, CONTINUING TO A TOTAL DISTANCE OF 2127.50 FEET, TO A SET 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "SAMES", FOR WEST LINE OF SAID 382.78 ACRE TRACT DESCRIBED AS TRACT 7-PARCEL AS CONVEYED TO CASCADE REAL ESTATE OPERATING, L.P. A TEXAS LIMITED PARTNERSHIP, AND THE WEST RIGHT OF WAY LINE OF SHARY ROAD (HAVING A 100.0 FT. RIGHT OF WAY) FOR THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;
- 3) THENCE**, NORTH 08 DEG. 53 MIN. 23 SEC. EAST, ALONG THE WEST LINE OF SAID 382.78 ACRE TRACT DESCRIBED AS TRACT 7-PARCEL AS CONVEYED TO CASCADE REAL ESTATE OPERATING, L.P. A TEXAS LIMITED PARTNERSHIP, AND THE WEST RIGHT OF WAY LINE OF SHARY ROAD, A DISTANCE OF 332.49 FEET, TO A FOUND 1/2 INCH IRON ROD, FOR A POINT OF CURVETURE OF A CURVE TO THE RIGHT FOR AN ANGLE POINT OF THE TRACT;
- 4) THENCE** CONTINUING ALONG THE WEST LINE OF SAID 382.78 ACRE TRACT DESCRIBED AS TRACT 7-PARCEL AS CONVEYED TO CASCADE REAL ESTATE OPERATING, L.P. A TEXAS LIMITED PARTNERSHIP, AND THE WEST RIGHT OF WAY LINE OF SHARY ROAD, ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 11409.16 FEET; AN ARC LENGTH OF 199.82 FEET, A DELTA ANGLE OF 01 DEG. 00 MIN. 13 SEC.; A CHORD BEARING OF NORTH 09 DEG. 23 MIN. 11 SEC. EAST A DISTANCE OF 199.82 FEET, TO A FOUND 1/2 INCH IRON ROD, FOR THE POINT OF TANGENCY AND COMMON LINE FOR LOT 35, AND 45, OF SAID JOHN H. SHARY SUBDIVISION, FOR A CORNER OF THE TRACT HEREIN DESCRIBED;
- 5) THENCE**, NORTH 09 DEG. 53 MIN. 17 SEC. EAST, CONTINUING ALONG THE WEST LINE OF SAID 382.78 ACRE TRACT DESCRIBED AS TRACT 7-PARCEL AS CONVEYED TO CASCADE REAL ESTATE OPERATING, L.P. A TEXAS LIMITED PARTNERSHIP, A DISTANCE OF 407.51, TO A SET 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "SAMES", FOR THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;
- 6) THENCE**, SOUTH 81 DEG. 22 MIN. 27 SEC. EAST, LEAVING THE WEST LINE OF SAID 382.78 ACRE TRACT DESCRIBED AS TRACT 7-PARCEL AS CONVEYED TO CASCADE REAL ESTATE OPERATING, L.P. A TEXAS LIMITED PARTNERSHIP, A DISTANCE OF 1280.81 FEET, PASSING THE COMMON LINE OF LOTS 45 AND 46, OF SAID JOHN H. SHARY SUBDIVISION, CONTINUING TO A TOTAL DISTANCE OF 2114.34, TO THE POINT OF BEGINNING., TO THE POINT OF BEGINNING; CONTAINING 45.80 ACRES (1,994,916.19 SQUARE FEET) OF LAND, WITHIN THIS METES AND BOUNDS DESCRIPTION.

#### GENERAL NOTES

- 1 - *ALL BEARINGS AND DISTANCES ARE BASED ON THE TEXAS COORDINATE SYSTEM (NAD 83), TEXAS STATE PLANES, SOUTH ZONE, U.S. SURVEY FEET, GRID.*
- 2 - BY GRAPHICALLY PLOTTING, THIS TRACT IS SITUATED IN FLOOD ZONE "B" AS PER FLOOD INSURANCE RATE MAPS FOR HIDALGO COUNTY, TEXAS, FEMA COMMUNITY PANEL NO. 480334 0400C, DATED NOVEMBER 16, 1982. ZONE "B" IS DEFINED AS "AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM BASE FLOOD.
- 3 - BENCHMARK INFORMATION: PK NAIL
- 4 - BUILDING SETBACKS SHALL BE SUBJECT TO THE CITY OF McALLEN'S SUBDIVISION ORDINANCE REQUIREMENTS AND ZONING OF PROPERTY IN EFFECT AT THE TIME OF APPLICATION FOR BUILDING PERMITS.
- 5 - NO BUILDING SHALL BE CONSTRUCTED OVER ANY EASEMENT.
- 6 - MINIMUM FINISH FLOOR ELEVATION SHALL BE 105.50 FT OR 18" ABOVE TOP OF CURB, WHICHEVER IS GREATER.
- 7 - STORM WATER DETENTION REQUIRED FOR THIS DEVELOPMENT IS XX.XX CF OR XX.XX AC-FT AND SHALL BE CONVEYED TO, AND DETAINED WITHIN, THE DRAINAGE RIGHT-OF-WAY, DEDICATED TO THE CITY OF McALLEN BY THIS PLAT. THE DEDICATED RIGHT OF WAY IS AN EXTENSION OF THE SHARYLAND PLANTATION REGIONAL DRAINAGE SYSTEM.
- 8 - ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF McALLEN COMPREHENSIVE PLAN.
- 9 - DRIVEWAY LOCATIONS SHALL COMPLY WITH THE CITY OF McALLEN AND TxDOT'S ACCESS MANAGEMENT POLICY.
- 10 - DRIVEWAYS, SIDEWALKS, AND TREES SHALL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE MCALLEN SUBDIVISION ORDINANCE REQUIREMENTS.
- 11 - COMMON AREAS AND SERVICE DRIVES MUST BE MAINTAINED BY THE LOT OWNER AND NOT THE CITY OF McALLEN.
- 12 - SOLID WASTE DELIVERY REQUIREMENTS SHALL BE IMPOSED BY THE CITY OF McALLEN'S SOLID WASTE ORDINANCE AT THE TIME APPLICATION FOR BUILDING PERMITS.
- 13 - ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE McALLEN SUBDIVISION ORDINANCE REQUIREMENTS.

SURVEYOR:  
**SAM** Engineering and Surveying  
**SAMES**  
Engineering Firm Reg # 10802 Surveying Firm Reg # 101416-00  
200 South 10th Street, Suite 1500, McAllen, Texas 78501  
Phone: (956) 702-8880 Fax: (956) 702-8881

ENGINEER:  
**MESQUITE**  
**ENGINEERING LTD.**  
**KILLAM DEVELOPMENT LTD.**  
3402 E DEL MAR BLVD #184 - LAREDO, TEXAS 78041  
PHONE: (956) 724-7141  
TYPE FIRM REGISTRATION No. 12-2656

PLAT  
**SHARYLAND BUSINESS**  
**PARK No. 11**  
SITUATED IN LOT 35, 36, 45 & 46, JOHN H. SHARYLAND SUBDIVISION  
RECORDED IN VOLUME 1, PAGE 17, MAP RECORDS, HIDALGO COUNTY, TEXAS  
CITY OF MCALLEN, HIDALGO COUNTY, TEXAS

**KILLAM**  
OWNER:  
CASCADE REAL ESTATE OPERATING, L.P.  
4320 UNIVERSITY BLVD.  
PO BOX 499  
LAREDO, TEXAS 78041-1184  
PHONE: (956) 724-7141

SHEET NAME:  
PRELIMINARY PLAT

REVISED DATE:

DRAWN BY:	M.C.
CHECKED BY:	C.B.
APPROVED BY:	C.B.
JOB No.:	
FILENAME:	\\server\projects\11\11-0000\11-0000.dwg
DATE:	07 - 26 - 2022
SCALE:	HOR
24 X 36	VER
SCALE:	HOR
11 X 17	VER





# City of McAllen

## SUBDIVISION PLAT REVIEW

Reviewed On: 8/11/2022

### SUBDIVISION NAME: SHARYLAND BUSINESS PARK NO. 11

#### REQUIREMENTS

#### STREETS AND RIGHT-OF-WAYS

S. Shary Rd. (FM 494): Minimum 10 ft. dedication for 60 ft. from centerline for 120 ft. ROW  
Paving: 65 ft. Curb & gutter: Both Sides

\*Label centerline on plat, prior to final.

\*\*Label ROW dedications from centerline to new plat boundary, total, existing, etc., revise as applicable prior to final.

\*\*\*Provide Document Numbers on plat for existing ROW dedication and Documents, prior to final.

\*\*\*\*Subdivision Ordinance: Section 134-105

\*\*\*\*\*Monies must be escrowed if improvements are required prior to final

\*\*\*\*\*COM Thoroughfare Plan

Honduras Ave: 80 ft. ROW dedication

Paving: 52 ft. Curb & gutter: Both Sides

\*Submitted plat references 80 ft. dedication by others, if proposed dedication is not recorded prior to final, ROW dedication will be required.

\*\* At the Planning and Zoning Commission meeting of April 5th, 2022, the proposed subdivision to the north under the name of Sharyland Business park No. 10 received a variance to provide 44ft. of pavement width in lieu of 52ft with 80 ft. of ROW..

\*\*\*ROW requirements must be finalized prior to final.

\*\*\*\*Subdivision Ordinance: Section 134-105

\*\*\*\*Monies must be escrowed if improvements are required prior to final

\*\*\*\*COM Thoroughfare Plan

Paving \_\_\_\_\_ Curb & gutter \_\_\_\_\_

\*\*Subdivision Ordinance: Section 134-105

\*\*Monies must be escrowed if improvements are required prior to final

\*\*COM Thoroughfare Plan

Paving \_\_\_\_\_ Curb & gutter \_\_\_\_\_

\*\*Subdivision Ordinance: Section 134-105

\*\*Monies must be escrowed if improvements are required prior to final

\*\*COM Thoroughfare Plan

\* 1,200 ft. Block Length

\*\*Subdivision layout does not comply with block length requirement, please revise accordingly prior to final. If no changes please submit variance request for 1200 ft. maximum block length requirement.

\*\*\*Subdivision Ordinance: Section 134-118

\* 900 ft. Block Length for R-3 Zone Districts.

\*\*Subdivision Ordinance: Section 134-118

\* 600 ft. Maximum Cul-de-Sac

\*\*Subdivision Ordinance: Section 134-105

Non-compliance

Applied

Applied

Applied

Non-compliance

NA

NA

**These comments are for subdivision requirements only – additional requirements may apply at time of site plan review**



<b>ALLEYS</b>	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties **Alley or service drive easement cannot dead-end. Provide for alley or service drive easement on the plat prior to final. ****Subdivision Ordinance: Section 134-106	Non-compliance
<b>SETBACKS</b>	
* Front: In accordance with zoning ordinance, or greater for easements or approved site plan, or in line with average setback, whichever is greater. **Add plat note as shown above prior to final. **Zoning Ordinance: Section 138-356	Non-compliance
*Rear: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. **Add plat note as shown above prior to final. ***Zoning Ordinance: Section 138-356	Non-compliance
* Sides: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. **Add plat note as shown above prior to final. ***Zoning Ordinance: Section 138-356	Non-compliance
* Corner: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. ** Add plat note as shown above prior to final. ***Zoning Ordinance: Section 138-356	Applied
* Garage: Proposed Commercial Development. **Zoning Ordinance: Section 138-356	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
<b>SIDEWALKS</b>	
*5 ft. wide minimum sidewalk required on S. Shary Road (FM 494) and 4 ft. wide minimum sidewalk required on Honduras Avenue. **Add note as shown above prior to final. ***5 ft. sidewalk along S. Shary Road (FM 494) is required as per Engineering Department ****5 ft. sidewalk along Honduras Ave. and any other internal streets might be required prior to final as per Engineering Department *****Subdivision Ordinance: Section 134-120	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
<b>BUFFERS</b>	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. **Add note as shown above prior to final. **Landscaping Ordinance: Section 110-46	Non-compliance
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Add note as shown above prior to final. ***Landscaping Ordinance: Section 110-46	Non-compliance
*Perimeter buffers must be built at time of Subdivision Improvements.	Required

**These comments are for subdivision requirements only – additional requirements may apply at time of site plan review**



NOTES	
<ul style="list-style-type: none"> <li>* No curb cut, access, or lot frontage permitted along</li> <li>**Verify compliance with Access Management Policy prior to final</li> <li>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.</li> <li>* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.</li> <li>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</li> <li>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 110-72 of the Subdivision Ordinance, including but not limited to common areas and its private streets.</li> <li>**Section 134-168 applies if private subdivision is proposed.</li> <li>**Landscaping Ordinance: Section 110-72</li> <li>**Subdivision Ordinance: Section 134-168</li> <li>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</li> <li>**Section 134-168 applies if private subdivision is proposed.</li> <li>**Landscaping Ordinance: Section 110-72</li> <li>**Subdivision Ordinance: Section 134-168</li> </ul>	TBD
	Required
	Required
	Required
	NA
	NA
LOT REQUIREMENTS	
<ul style="list-style-type: none"> <li>* Lots fronting public streets.</li> <li>***Submitted plat references 80 ft. ROW dedication by others, if proposed dedication is not recorded prior to final, ROW dedication will be required, as lots must front a public street. Lot 2 currently fronts a proposed street dedicated by another plat.</li> <li>****Finalize ROW and lot frontage requirements prior to final.</li> <li>***Subdivision Ordinance: Section 134-1</li> <li>* Minimum lot width and lot area.</li> <li>**Original subdivision boundary should be a bold solid line and new lot lines should be solid lines but not as bold as original subdivision boundary line.</li> <li>**Zoning Ordinance: Section 138-356</li> </ul>	TBD
	Non-compliance
ZONING/CUP	
<ul style="list-style-type: none"> <li>* Existing: I-1(Light Industrial) District Proposed: I-1(Light Industrial) District</li> <li>***Zoning Ordinance: Article V</li> <li>* Rezoning Needed Before Final Approval</li> <li>***Zoning Ordinance: Article V</li> </ul>	Compliance
	NA
PARKS	
<ul style="list-style-type: none"> <li>* Land dedication in lieu of fee.</li> <li>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording</li> <li>* Pending review by the City Manager's Office.</li> </ul>	NA
	NA
	NA
TRAFFIC	
<ul style="list-style-type: none"> <li>* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.</li> </ul>	Required

**These comments are for subdivision requirements only – additional requirements may apply at time of site plan review**



* Traffic Impact Analysis (TIA) required prior to final plat.	TBD
<b>COMMENTS</b>	
Comments: *Finalize ROW requirements for proposed Honduras Avenue prior to final to ensure compliance with ROW requirements and lot Frontage. **Must comply with City's Access Management Policy.	Required
<b>RECOMMENDATION</b>	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, DRAINAGE AND UTILITIES APPROVALS.	Applied



# SHARYLAND

LOT 19

5800

55  
NO 2

LOT 18

5801

LOT 16

56

5300

GEORGE McCVAY DRIVE

6551

LOT 20-A

5801

NO 3

LOT 20

5501

NO 8

LOT 13

520

LOT 11

LOCATION

PROPOSED SHARYLAND

PARK NO 10

45

LOT 30

LOT 29

BUSINESS

SECTION



PROPOSED SHARYLAND

LOT 1

LOT 2

BUSINESS PARK SUBD NO 11

DRAINAGE R.O.W

35

36

34

SHARY RD

00  
HUNT VALLEY  
26.69AC

25

26



L130000000016620  
L130000000016606

City of McAllen  
Planning Department  
**APPLICATION FOR  
SUBDIVISION PLAT REVIEW**

**Subarea-0044**  
1300 Houston Avenue  
McAllen, TX 78501  
P. O. Box 220  
McAllen, TX 78505-0220  
(956) 972-7050  
(956) 972-7046 (fax)

**Project Description**

Subdivision Name RMZ Development Subdivision  
LOCATED AT THE NORTHWEST CORNER OF 29TH STREET AND  
Location COLBATH AVENUE.  
City Address or Block Number 2901 COLBATH RD  
Number of lots 1 Gross acres 2.78 Net acres \_\_\_\_\_  
Existing Zoning C-4 Proposed C-4 Rezoning Applied For Yes ☐ No ☐ Date \_\_\_\_\_  
Existing Land Use VACANT Proposed Land Use COMMERCIAL INDUSTRIAL  
Residential Replat Yes ☐ No ☐ Commercial Replat Yes ☐ No ☐ ETJ Yes ☐ No ☒  
Agricultural Tax Exemption Yes ☐ No ☐ Estimated Rollback tax due No Rollback Tax  
Legal Description BEING A 2.78 ACRE TRACT OUT OF LOT 166, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION OF PORCIONES 61, 62 AND 63, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOPLUME 20 PAGE 67 AND 68 HIDALGO COUNTY, TEXAS.

**Owner**

Name RMZ INVESTMENTS, LLC Phone 956 310 2633  
Address 1809 SOUTH ERICA ST  
City PHARR State TEXAS Zip 78577  
E-mail ramireztrading@hotmail.com 1809 SOUTH ERICA ST

**Developer**

Name RMZ INVESTMENTS, LLC Phone 956 310 2633  
Address 1809 SOUTH ERICA ST  
City PHARR State TEXAS Zip 78577  
Contact Person Monica Ramirez  
E-mail ramireztrading@hotmail.com

**Engineer**

Name IVAN GARCIA P.E., R.P.L.S.- RIO DELTA ENGINEERING Phone (956) 380-5152  
Address 921 S. 10TH AVENUE  
City EDINBURG State TEXAS Zip 78539  
Contact Person IVAN GARCIA P.E., R.P.L.S.  
E-mail riodelta2004@yahoo.com

**Surveyor**

Name IVAN GARCIA P.E., R.P.L.S.- RIO DELTA ENGINEERING Phone (956) 380-5152  
Address 921 S. 10TH AVENUE  
City EDINBURG State TEXAS Zip 78539  
E-mail riodelta2004@yahoo.com

**ENTERED**

**APR 12 2022**

Initial: AM



## Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

- \_\_\_\_\_ \$225 Preliminary Review Fee and \$75 Final Approval Fee
- \_\_\_\_\_ Title Report
- \_\_\_\_\_ 8 ½" by 11" Sealed Survey showing existing structures/easements  
or 3 blueline copies
- \_\_\_\_\_ 2 Location Maps
- \_\_\_\_\_ 2 8 ½" by 11" copies/legible copies of plat with name & north arrow
- \_\_\_\_\_ 6 Folded blueline prints of the proposed plat
- \_\_\_\_\_ 2 Warranty Deeds (Identifying owner on application)
- \_\_\_\_\_ Autocad DWG file of plat
- \_\_\_\_\_ Letter of Authorization from the owner, if applicable
- \_\_\_\_\_ Proof of authority of person signing application on behalf of  
partnership/corporation, if applicable

### PLAT TO SHOW:

- ✓ Metes and bounds
- ✓ Lots numbered with dimensions and area of irregular lots noted
- ✓ Surrounding platted lots and/or lot lines for unplatted tracts
- ✓ Name and address of owner, lienholder, developer, engineer and  
surveyor shown along with signature lines
- ✓ North arrow, scale and vicinity map
- ✓ Name & dimension of adjoining street ROWs (total width & width  
from centerline)

Note: Though the original submittal for application to process a subdivision plat does not require the drainage report or utility plans, it is advisable that they be included with the original submittal to expedite the review process. Complying with the minimum requirements for the original plat submittal does not constitute meeting the deadline for drainage and utility review by the appropriate boards. Additional information will be required during the review to properly complete the subdivision process. Any revisions would require resubmission of blueline copies prints and 8 ½" by 11" copies/legible copy of the plat, affected by changes.

Owner's Signature

I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature  Date 03/30/22

Print Name Monica Ramirez

Owner ☐

Authorized Agent ☐



VAR2022-0022



City of McAllen

# Planning Department

## VARIANCE TO SUBDIVISION PROCESS APPLICATION

 311 North 15<sup>th</sup> Street  
 McAllen, TX 78501  
 P. O. Box 220

 McAllen, TX 78505-0220  
 (956) 681-1250  
 (956) 681-1279 (fax)

Project	Legal Description <u>BEING A 2.78 ACRE TRACT OUT OF LOT 166, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION OF PORCIONES 61, 62, AND 63, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 20 PAGE 67 AND 68 HIDALGO COUNTY, TEXAS.</u> Street Address <u>1620 S 29TH STREET, MCALLEN TEXAS</u> Number of lots <u>1</u> Gross acres <u>2.73</u> Existing Zoning <u>C-4 COMMERCIAL INDUSTRIAL</u> Existing Land Use <u>COMMERCIAL</u> <input type="checkbox"/> Current Survey and Metes and Bounds (if the legal description of the tract is a portion of a lot) is required
	Applicant Name <u>RIO DELTA ENGINEERING</u> Phone <u>(956) 380-5152</u> Address <u>921 S. 10TH AVENUE</u> E-mail <u>RIODELTA2004@YAHOO.COM</u> City <u>EDINBURG</u> State <u>TEXAS</u> Zip <u>78539</u>
Owner	Name <u>RMZ INVESTMENTS, LLC</u> Phone _____ Address <u>1809 SOUTH ERICA STREET</u> E-mail _____ City <u>PHARR</u> State <u>TEXAS</u> Zip <u>78577</u>
Authorization	To the best of your knowledge are there any deed restrictions, restrictive covenants, etc. which would prevent the utilization of the property in the manner indicated? <input type="checkbox"/> Yes <input type="checkbox"/> No I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable) OR I am authorized by the actual owner to submit this application and have attached written evidence of such authorization. Signature <u>[Signature]</u> Date <u>07/15/22</u> Print Name <u>Monica S. Alonso</u> <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Authorized Agent
Office	*FOR OFFICE USE ONLY* APPLICATION FILING FEE: <input type="checkbox"/> \$250.00 Accepted by _____ Payment received by _____ Date <u>JUL 15 2022</u> Rev 06/21 Initial: <u>AM</u>

ENTERED

JUL 15 2022

Initial: AM





**City of McAllen**  
**Planning Department**  
**REASON FOR APPEAL**

Notes: As per McAllen Code of Ordinances Sec. 134-6, financial hardships alone are **not** an eligible standing for a variance. Please submit for consideration and review any combination of the following: *(If necessary, please use an additional page to complete responses)*

\*\*Information provided here by the applicant does not guarantee that the Commission will grant a variance.

\*\*\*Applicant should include all information they determine is relevant, but it is not required to provide responses to all sections listed below.

Reason for Appeal

1. Describe the special circumstances or conditions affecting the land involved such that the strict application of the provisions of this chapter would deprive the applicant of the reasonable use of his land.

Existing developments/houses are established across the street that will not allow for full street widening into the west side. <sup>developer to</sup> Variance for reduce the ~~roadway~~ <sup>roadway</sup> dedication from 100ft to 80ft on S 29<sup>th</sup> Street.

2. Describe how the variance is necessary for the preservation and enjoyment of the legal property rights of its owner.

Need more room to accommodate detention area requirements

3. Describe how the variance will not be detrimental to the public health, safety or welfare or injurious to the legal rights other property owners enjoy in the area.

It will not affect any adjoining properties

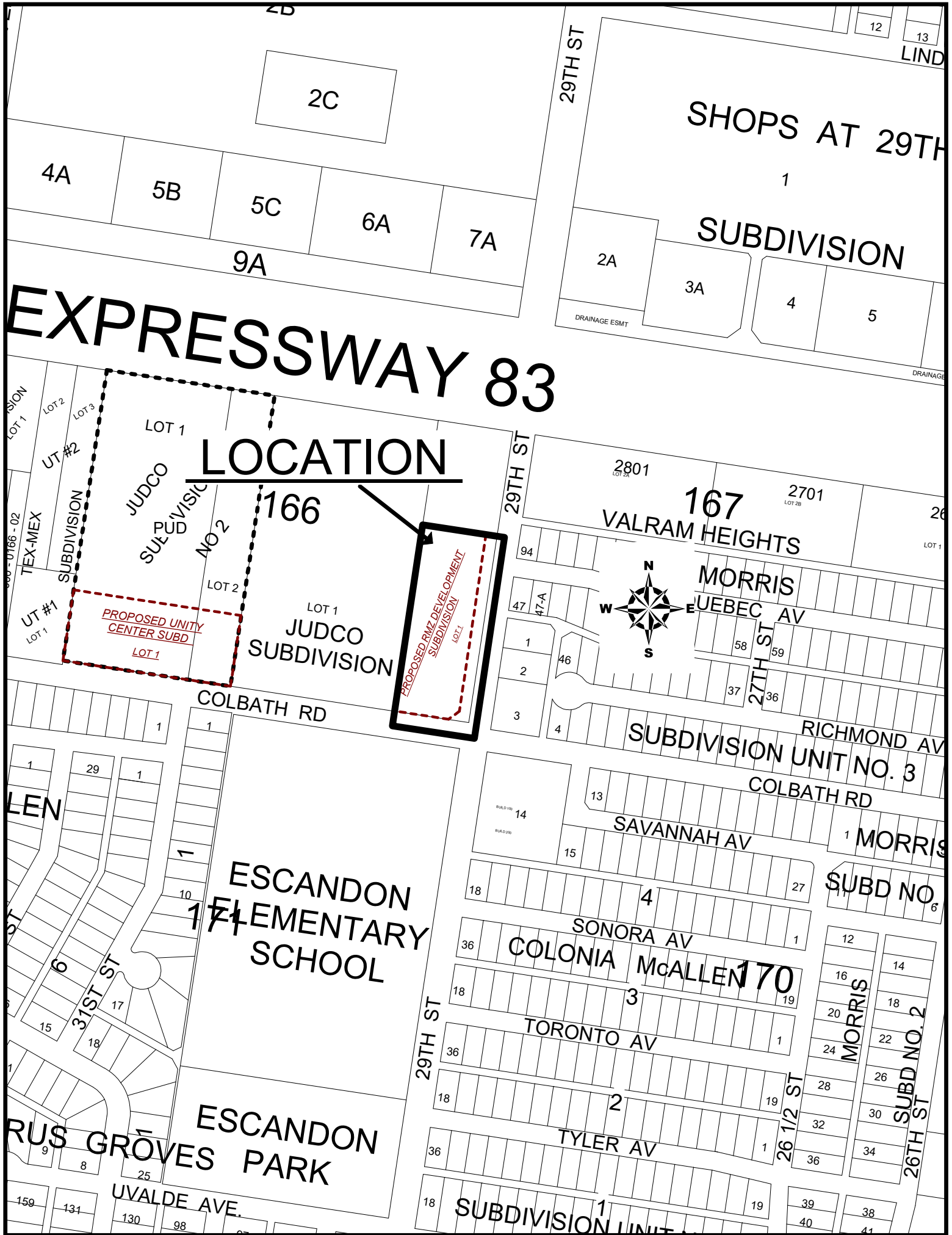
4. Describe how the variance will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of this chapter.

Existing developments/houses are established across the street that will not allow for full street wideining into the west side.



# EXPRESSWAY 83

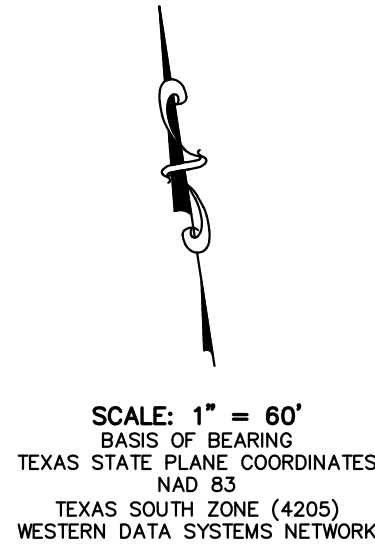
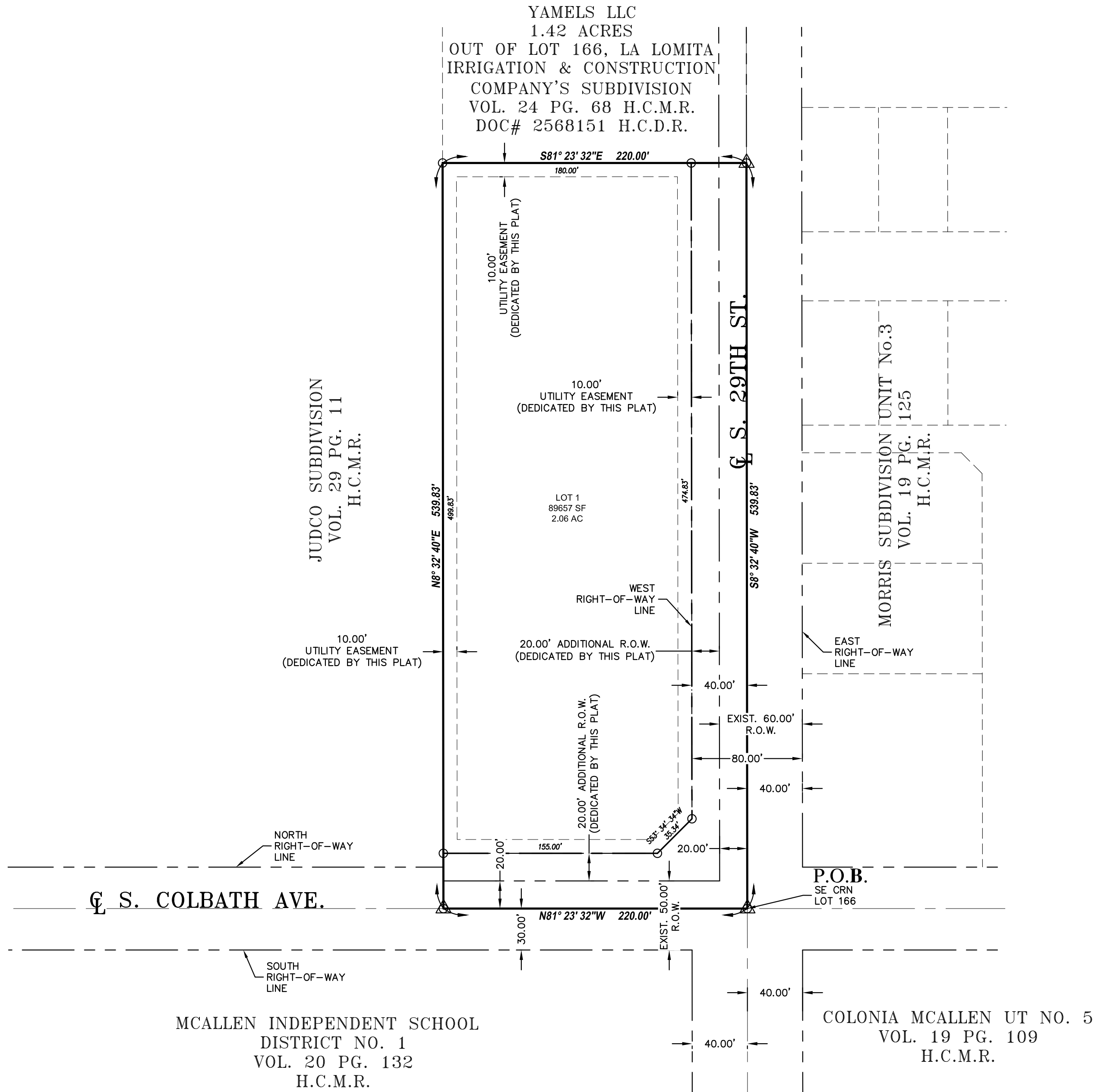
## LOCATION





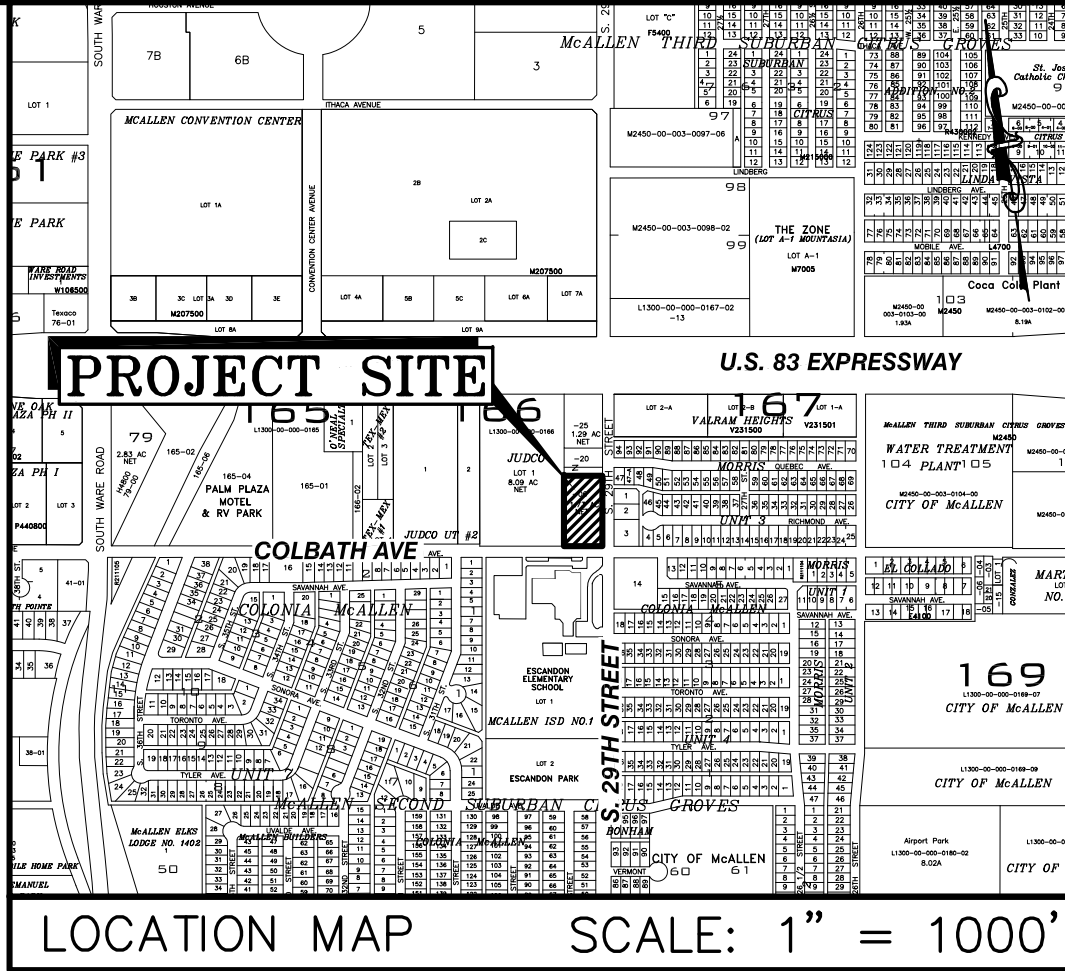
# RMZ DEVELOPMENT SUBDIVISION

BEING A 2.73 ACRES TRACT OF LAND OUT OF LOT 166, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION OF PORCIONES 61, 62 AND 63, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 20 PAGE 67 AND 68 HIDALGO COUNTY, TEXAS.



ABBREVIATION LEGEND	
R.O.W.	RIGHT-OF-WAY
P.O.B.	POINT OF BEGINNING
N.W.C.	NORTHWEST CORNER
F.T.	FARM TRACT
F.M.	FARM-TO-MARKET
U.E.	UTILITY EASEMENT
C	CENTER LINE
L	LOT LINE

LEGEND	
○	CAPPED 1/2" IRON ROD SET
●	1/2" IRON ROD FOUND
△	CALCULATED POINT
△	COTTON PICKER SPINDLE SET
X	"X" MARK SET IN CONCRETE
○	5/8" IRON ROD FOUND



## METES AND BOUNDS DESCRIPTION:

BEING A 2.73 ACRES TRACT OF LAND OUT OF LOT 166, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION OF PORCIONES 61, 62 AND 63, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 20 PAGE 67 AND 68 HIDALGO COUNTY, TEXAS, AND SAID 2.73 ACRES TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A COTTON PICKER SPINDLE SET ON THE SOUTHEAST CORNER OF THE SAID LOT 166, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND THE **POINT OF BEGINNING**:

**THENCE** N 81°23'32" W ALONG THE SOUTH BOUNDARY LINE OF THE SAID LOT 166, SAME BEING ALONG THE CENTERLINE OF S. COLBATH AVENUE, A DISTANCE OF 220.00' TO A COTTON PICKER SPINDLE SET, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE** N 8°32'40" E ACROSS THE SAID LOT 166, PASSING AT 20.00 FEET A 1/2-INCH CAPPED IRON ROD SET ON THE EXISTING NORTH RIGHT-OF-WAY OF S. COLBATH AVENUE (EXISTING 60.00 FOOT RIGHT-OF-WAY), AND CONTINUING FOR A TOTAL DISTANCE OF 539.83 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE** S 81°23'32" E ACROSS THE SAID LOT 166, PASSING AT 200.00 FEET A 1/2-INCH CAPPED IRON ROD SET ON THE EXISTING WEST RIGHT-OF-WAY OF S. 29TH STREET (EXISTING 60.00 FOOT RIGHT-OF-WAY), AND CONTINUING FOR A TOTAL DISTANCE OF 220.00 FEET TO A COTTON PICKER SPINDLE SET, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE** S 8°32'40" W ALONG THE EAST BOUNDARY LINE OF THE SAID LOT 166, SAME BEING ALONG THE CENTERLINE OF S. 29TH STREET (EXISTING 60.00 FOOT RIGHT-OF-WAY), A DISTANCE OF 539.83 FEET TO THE **POINT AND PLACE OF BEGINNING**, SAID TRACT CONTAINING 2.73 ACRES OF LAND, MORE OR LESS.

## GENERAL PLAT NOTES:

1. MINIMUM PERMISSIBLE FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB IN FRONT OF THE CENTER-POINT OF THE LOT.

2. MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS:

FRONT: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN.

REAR: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN.

SIDES: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN.

3. THE SUBDIVISION IS IN ZONE "B" (SHADED), AREAS BETWEEN LIMITS OF 100-YEAR FLOOD AND 500-YEAR FLOOD, MAP COMMUNITY PANELS NO.: 480343 0005 C MAP REVISED: NOVEMBER 2, 1982.

4. A DRAINAGE DETENTION OF ~~XXXX~~ OF OR ~~XXXX~~ ACRE FEET IS REQUIRED FOR THE SUBDIVISION. DETENTION SHALL COMPLY WITH MASTER DRAINAGE PLAN. THE CITY OF MCALLEN WILL NOT MAINTAIN DETENTION AREA.

5. ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, PRIOR TO ISSUANCE OF BUILDING PERMIT. GRADING MUST COMPLY WITH MASTER PLAN.

6. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW GROUND COVER, GRASS OR FLOWERS) AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

7. THE CITY OF MCALLEN TO HAVE A 25'X25' CORNER CLIP EASEMENT AT STREET INTERSECTIONS MEASURED FROM STREET CURB INTERSECTION.

8. 5 FT. WIDE MINIMUM SIDEWALK REQUIRED ALONG SOUTH 29TH STREET & COLBATH AVENUE.

9. CITY OF MCALLEN BENCHMARK (MCSB\_1) SET BY ARANDA & ASSOC. 30" ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT CAP ON TOP LOCATED AT THE NORTH BOUND OF N WARE RD. CLOSE TO BUDDY OWENS BLVD. NAVD 88

10. 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.

11. 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.

12. ALL UTILITY AND DRAINAGE EASEMENTS TO BE DEDICATED BY THIS PLAT, UNLESS STATED OTHERWISE.

13. A PRIVATE SERVICE DRIVE EASEMENT WILL BE ESTABLISHED AS PART OF THE SITE PLAN AND WILL BE MAINTAINED BY THE LOT OWNER AND NOT THE CITY OF MCALLEN.

## OWNER'S ACKNOWLEDGMENT

### STATE OF TEXAS

### COUNTY OF HIDALGO

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS **FRANCISCO SUBDIVISION**, TO THE CITY OF MCALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS, AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I (WE) WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF MCALLEN, ALL THE SAME FOR THE PURPOSES THERIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF MCALLEN.

MONICA RAMIREZ  
RMZ INVESTMENTS, LLC  
1809 SOUTH ERICA ST  
PHARR, TEXAS 78577

DATE

## LIENHOLDER'S ACKNOWLEDGMENT

### STATE OF TEXAS

### COUNTY OF HIDALGO

I (WE), THE UNDERSIGNED, HOLDERS(S) (OR DULY AUTHORIZED OFFICERS OF THE HOLDER(S)) OF A SECURITY INTEREST IN THE ABOVE DESCRIBED PROPERTY, BEING THE LAND SHOWN ON THIS PLAT AND THE DESIGNATED HEREIN AS THE **RMZ DEVELOPMENT SUBDIVISION**, OF THE CITY OF MCALLEN, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS PROVIDED FOR UNDER THE PLAT AND DO HEREBY PROVIDE THAT ANY FORECLOSURE RELATING TO THE SECURITY INTEREST ON THE ABOVE DESCRIBED PROPERTY SHALL BE SUBJECT TO THE PLATTING OF THE PROPERTY AS PROVIDED FOR HEREIN.

GREATER STATE BANK  
3300 N. 10TH STREET  
MCALLEN, TEXAS 78501

DATE

### STATE OF TEXAS

### COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **MONICA RAMIREZ**, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THERIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_ 2022.

NOTARY PUBLIC IN AND FOR THE  
STATE OF TEXAS  
MY COMMISSION EXPIRES \_\_\_\_-\_\_\_\_-\_\_\_\_

### STATE OF TEXAS

### COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THERIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_ 2022.

NOTARY PUBLIC IN AND FOR THE  
STATE OF TEXAS  
MY COMMISSION EXPIRES \_\_\_\_-\_\_\_\_-\_\_\_\_

### HIDALGO COUNTY IRRIGATION DISTRICT NO. 1

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 ON THIS, THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, SUBJECT TO THE FOLLOWING:

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES, AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 RIGHT OF WAYS EASEMENTS WITH OUT THE EXPRESSED WRITTEN.

\_\_\_\_\_  
SECRETARY

\_\_\_\_\_  
PRESIDENT

### STATE OF TEXAS

### COUNTY OF HIDALGO

### MAYOR'S CERTIFICATE

I, THE UNDERSIGNED, MAYOR OF THE CITY OF MCALLEN, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

\_\_\_\_\_  
CITY MAYOR

DATE

### HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE NO. 49.211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

RAUL E. SESIN, P.E., C.F.M.  
GENERAL MANAGER

### STATE OF TEXAS

### COUNTY OF HIDALGO

### PLANNING AND ZONING COMMISSION CHAIR CERTIFICATE

I, THE UNDERSIGNED, CHAIR OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF MCALLEN, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

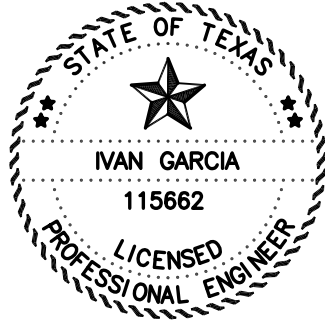
\_\_\_\_\_  
PLANNING AND ZONING CHAIR

DATE

### STATE OF TEXAS – COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.

IVAN GARCIA P.E., R.P.L.S.  
REG. PROFESSIONAL ENGINEER No. 115662



### STATE OF TEXAS – COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OR LAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF MCALLEN AND HIDALGO COUNTY, TEXAS.

IVAN GARCIA P.E., R.P.L.S.  
REG. PROFESSIONAL LAND SURVEYOR No. 6496  
SURVEY FIRM No. 10194027



FILED FOR RECORD IN  
HIDALGO COUNTY  
ARTURO GUJARDO, JR.  
HIDALGO COUNTY CLERK

ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM

INSTRUMENT NUMBER  
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

PROJECT: SUB 22 018

REVISIONS:

BY: \_\_\_\_\_ DEPUTY

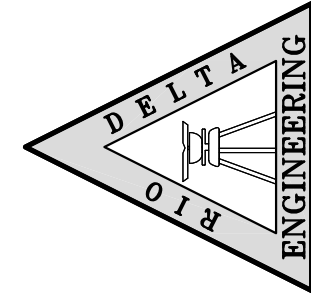
## PRINCIPAL CONTACTS:

NAME	ADDRESS	PHONE & FAX
OWNER(S): RMZ INVESTMENTS, LLC	1809 SOUTH ERICA ST PHARR, TX. 78577	78577
SURVEYOR: IVAN GARCIA P.E. R.P.L.S.	921 S. 10TH AVENUE EDINBURG, TX. 78539	(956) 380-5152 (956) 380-5083
ENGINEER: IVAN GARCIA P.E. R.P.L.S.	921 S. 10TH AVENUE EDINBURG, TX. 78539	(956) 380-5152 (956) 380-5083

RIO DELTA ENGINEERING

FIRM REGISTRATION No. F-7628  
SURVEY FIRM No. 10194027

921 S. 10TH AVENUE EDINBURG, TEXAS 78539  
(TEL) 956-380-5152 (FAX) 956-380-5083



THIS DOCUMENT IS  
RELEASED FOR THE  
PURPOSE OF INTERIM  
REVIEW UNDER THE  
AUTHORITY OF  
IVAN GARCIA,  
P.E. 115662 ON  
APRIL 11, 2022  
IT IS NOT TO BE  
USED FOR CONSTRUCTION,  
BIDDING OR PERMIT  
PURPOSES.

ISSUED FOR:  
**PRELIMINARY**

PLAT SHEET  
RMZ DEVELOPMENT SUBDIVISION  
CITY OF MCALLEN, TEXAS  
HIDALGO COUNTY, TEXAS

PROJECT :

ENGINEER:  
IVAN GARCIA P.E. R.P.L.S.

SURVEYOR:  
IVAN GARCIA P.E. R.P.L.S.

CHECKED:  
IVAN GARCIA P.E. R.P.L.S.

DRAWN:  
EDWIN PENA

SCALE:  
1" = 60'

DATE:  
APRIL 6, 2022

PROJECT:  
SUB 22 018

REVISIONS:

PAGE NO.  
1-OF-1





# City of McAllen

## SUBDIVISION PLAT REVIEW

Reviewed On: 8/11/2022

### SUBDIVISION NAME: RMZ DEVELOPMENT SUBDIVISION

#### REQUIREMENTS

##### STREETS AND RIGHT-OF-WAYS

South 29th Street: 30 ft. dedication for 50 ft. from centerline for 100 ft. total R.O.W.  
Paving \_\_65 ft.\_\_ Curb & gutter \_\_Both Sides\_\_  
\*\*\*\*As per the Foresight Comprehensive Map, S. 29th Street is projected to be a minor arterial 100 ft. ROW.  
\*\*\*Initial plat submittal on April 12, 2022, demonstrated compliance with ROW requirement  
\*\*\*Engineer submitted variance request on July 15, 2022 to reduce the ROW requirement from 100 ft. ROW to 80 ft. ROW  
\*\*Subdivision Ordinance: Section 134-105  
\*\*Monies must be escrowed if improvements are required prior to final  
\*\*COM Thoroughfare Plan

Colbath Road: 20 ft. dedication for 40 ft. from centerline for 80 ft. total R.O.W.  
Paving \_\_52 ft.\_\_ Curb & gutter \_\_Both Sides\_\_  
\*\*Subdivision Ordinance: Section 134-105  
\*\*Monies must be escrowed if improvements are required prior to final  
\*\*COM Thoroughfare Plan

Paving \_\_\_\_\_ Curb & gutter \_\_\_\_\_  
\*\*Subdivision Ordinance: Section 134-105  
\*\*Monies must be escrowed if improvements are required prior to final  
\*\*COM Thoroughfare Plan

\* 1,200 ft. Block Length  
\*\*Subdivision Ordinance: Section 134-118

\* 900 ft. Block Length for R-3 Zone Districts  
\*\*Subdivision Ordinance: Section 134-118

\* 600 ft. Maximum Cul-de-Sac  
\*\*Subdivision Ordinance: Section 134-105

Non-compliance

Applied

Applied

NA

NA

NA

##### ALLEYS

ROW: 20 ft. Paving: 16 ft.  
\*Alley/service drive easement required for commercial properties.  
\*\*Alley or service drive easement cannot dead-end. Provide for extension or looping of alley or service drive easement on the plat prior to final.  
\*\*As per plat submitted 8/5/22, there is a plat note proposed, "A private service drive easement will be established as part of the site plan and will be maintained by the lot owner and not the City of McAllen. Plat note will need to be finalized prior to final.  
\*\*Subdivision Ordinance: Section 134-106

Non-compliance

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review



<b>SETBACKS</b>	
<ul style="list-style-type: none"> <li>* Front: S. 29th Street: In accordance with the Zoning Ordinance or greater for approved site plan or easements or inline with existing structures, greater setback applies.</li> <li>Colbath Road: In accordance with the Zoning Ordinance or greater for approved site plan or easements or inline with existing structures, greater setback applies.</li> <li>**Finalize wording prior to final.</li> <li>***Zoning Ordinance: Section 138-356</li> </ul>	Applied
<ul style="list-style-type: none"> <li>* Rear: In accordance with Zoning Ordinance or greater for easements or approved site plan.</li> <li>**Finalize wording prior to final.</li> <li>****Zoning Ordinance: Section 138-356</li> </ul>	Applied
<ul style="list-style-type: none"> <li>* Interior Sides: In accordance with Zoning Ordinance or greater for easements or approved site plan.</li> <li>**Finalize wording prior to final.</li> <li>***Zoning Ordinance: Section 138-356</li> </ul>	Applied
<ul style="list-style-type: none"> <li>* Corner: See front setback section above.</li> <li>**Finalize wording prior to final.</li> <li>**Zoning Ordinance: Section 138-356</li> </ul>	Applied
<ul style="list-style-type: none"> <li>* Garage: Proposed Commercial Development.</li> <li>**Zoning Ordinance: Section 138-356</li> </ul>	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
<b>SIDEWALKS</b>	
<ul style="list-style-type: none"> <li>* 4 ft. wide minimum sidewalk required along S. 29th Street and Colbath Road.</li> <li>**Sidewalk requirements might increase prior to final subject to Engineering Department requirements.</li> <li>**Please finalize plat note prior to recording.</li> <li>**Subdivision Ordinance: Section 134-120</li> </ul>	Applied
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
<b>BUFFERS</b>	
<ul style="list-style-type: none"> <li>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses.</li> <li>**Landscaping Ordinance: Section 110-46</li> </ul>	Applied
<ul style="list-style-type: none"> <li>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.</li> <li>**Landscaping Ordinance: Section 110-46</li> </ul>	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
<b>NOTES</b>	
<ul style="list-style-type: none"> <li>* No curb cut, access, or lot frontage permitted.</li> <li>**Must comply with City Access Management Policy</li> </ul>	TBD
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	Required
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.	Required
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Required

**These comments are for subdivision requirements only – additional requirements may apply at time of site plan review**



<ul style="list-style-type: none"> <li>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.</li> <li>**Section 110-72 applies if private subdivision is proposed.</li> <li>**Landscaping Ordinance: Section 110-72</li> <li>**Subdivision Ordinance: Section 134-168</li> </ul>	NA
<ul style="list-style-type: none"> <li>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</li> <li>**Section 110-72 applies if private subdivision is proposed.</li> <li>**Landscaping Ordinance: Section 110-72</li> <li>**Subdivision Ordinance: Section 134-168</li> </ul>	NA
<b>LOT REQUIREMENTS</b>	
<ul style="list-style-type: none"> <li>* Lots fronting public streets.</li> <li>**Subdivision Ordinance: Section 134-1</li> </ul>	Compliance
<ul style="list-style-type: none"> <li>* Minimum lot width and lot area.</li> <li>**Zoning Ordinance: Section 138-356</li> </ul>	Compliance
<b>ZONING/CUP</b>	
<ul style="list-style-type: none"> <li>* Existing: C-4(Commercial-Industrial) District Proposed: C-4(Commercial-Industrial) District</li> <li>***Zoning Ordinance: Article V</li> </ul>	Complete
<ul style="list-style-type: none"> <li>* Rezoning Needed Before Final Approval</li> <li>***Zoning Ordinance: Article V</li> </ul>	Completed
<b>PARKS</b>	
<ul style="list-style-type: none"> <li>* Land dedication in lieu of fee. As per Parks Department, Commercial developments do not apply to Parks</li> </ul>	NA
<ul style="list-style-type: none"> <li>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, Commercial developments do not apply to Parks</li> </ul>	NA
<ul style="list-style-type: none"> <li>* Pending review by City Manager's Office. As per Parks Department, Commercial developments do not apply to Parks.</li> </ul>	NA
<b>TRAFFIC</b>	
<ul style="list-style-type: none"> <li>* As per Traffic Department, Trip Generation is waived for warehouse/industrial.</li> </ul>	Compliance
<ul style="list-style-type: none"> <li>* Traffic Impact Analysis (TIA) required prior to final plat.</li> </ul>	NA
<b>COMMENTS</b>	
<ul style="list-style-type: none"> <li>Comments:</li> <li>*Must comply with City's Access Management Policy.</li> </ul>	Applied
<b>RECOMMENDATION</b>	
<ul style="list-style-type: none"> <li>Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED AND CLARIFICATION OF THE VARIANCE REQUEST TO THE ROW REQUIREMENT FOR SOUTH 29TH STREET.</li> </ul>	Applied

**These comments are for subdivision requirements only – additional requirements may apply at time of site plan review**





LOCATION

COLBATH RD

ESCANDON  
ELEMENTARY  
SCHOOL

ESCANDON  
PARK

UVALDE AVE.

29TH ST

29TH ST

31ST ST

29TH ST

26 1/2 ST

26TH ST



SHOPS AT 29TH  
SUBDIVISION

JUDCO  
SUBDIVISION

VALRAM HEIGHTS

MORRIS

SUBDIVISION UNIT NO. 3

SAVANNAH AV

SONORA AV

TORONTO AV

TYLER AV

SUBDIVISION UNIT NO. 1

MORRIS  
SUBD NO. 2

MORRIS  
SUBD NO. 2

MORRIS  
SUBD NO. 2

MORRIS  
SUBD NO. 2





# City of McAllen

## Planning Department

311 NORTH 15<sup>TH</sup> STREET • (956) 681-1250 • (956) 681-1279 (fax)  
**SUBDIVISION PLAT REVIEW APPLICATION**

Project Information	Subdivision Name <u>Ware Plaza Subdivision</u>	
	Location <u>300' North of Mile 3 along the west side of Ware Road</u>	
	City Address or Block Number <u>4713 N. WARE RD</u>	
	Number of Lots <u>3</u> Gross Acres <u>3.79</u> Net Acres <u>3.62</u> ETJ <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
	Existing Zoning <u>C3</u> Proposed Zoning <u>C3</u> Rezoning Applied for <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____	
	Existing Land Use <u>Open</u> Proposed Land Use <u>Commercial</u> Irrigation District # <u>3</u>	
	Replat <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Commercial <input checked="" type="checkbox"/> Residential _____	
	Agricultural Exemption <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Estimated Rollback Tax Due <u>\$11,029.53</u>	
	Parcel # <u>LA5585</u> Tax Dept. Review <u>EV 07-29-22</u>	
	Water CCN <input checked="" type="checkbox"/> MPU <input type="checkbox"/> Sharyland Water SC Other _____	
Legal Description <u>3.79 acres out of a part or portion of Lot 7, J.H. Beatty's Subdivision as recorded in Volume 2, Page 40, Hidalgo County Map Records</u>		
Owner	Name <u>Carl B. Rowland</u> Phone _____	
	Address <u>5509 N. Ware Road</u> E-mail _____	
	City <u>McAllen</u> State <u>TX</u> Zip <u>78504</u>	
Developer	Name <u>35-WD, LLC</u> Phone <u>(956) 779-6500</u>	
	Address <u>5509 N. Ware Road</u> E-mail <u>cgomez@mimcoproperties.com</u>	
	City <u>McAllen</u> State <u>TX</u> Zip <u>78504</u>	
	Contact Person <u>Scott Walker</u>	
Engineer	Name <u>Javier Hinojosa Engineering</u> Phone <u>(956) 668-1588</u>	
	Address <u>416 E. Dove Avenue</u> E-mail <u>javier@javierhinojosaeng.com</u>	
	City <u>McAllen</u> State <u>TX</u> Zip <u>78504</u>	
	Contact Person <u>Javier Hinojosa, P.E.</u>	
Surveyor	Name <u>CVQ Land Surveyors, LLC</u> Phone <u>(956) 618-1551</u>	
	Address <u>517 Beaumont Avenue</u> E-mail <u>cvq@cvqlandsurvey.com</u>	
	City <u>McAllen</u> State <u>TX</u> Zip <u>78504</u>	
	Contact Person <u>Carlos Vasquez, R.P.L.S.</u>	

ENTERED

JUL 29 2022

Initial: NM



## Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

### In Person Submittal Requirements

- \$225 Preliminary Review Fee and \$75 Final Approval Fee (Both fees can be combined in one payment)
- Title Report
- 8 1/2" by 11" Original Sealed Survey showing existing structures/easements or 3 blue-line copies 2 Location Maps
- 2 8 1/2" by 11" copies/legible copies of plat with name & north arrow
- 6 Folded blue-line prints of the proposed plat
- 2 Warranty Deeds (identifying owner on application)
- AutoCAD 2005 DWG file and PDF of plat
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation (if applicable)

### Email Submittal Requirements

- \$225 Preliminary Review Fee and \$75 Final Approval Fee (Both fees can be combined in one payment)
- Title Report
- Survey
- Location Map
- Plat & Reduced P
- Warranty Deed
- DWG File
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation, if applicable

\*Documents must be submitted in PDF format. No scanned documents\*

\*Please submit documents to [subdivisions@mcallen.net](mailto:subdivisions@mcallen.net)

\*ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON\*

### PLAT TO SHOW:

- Metes and bounds
- Lots numbered with dimensions and area of irregular lots noted Surrounding platted lots and/or lot lines for unsubdivided tracts
- Name and address of owner, lienholder, developer, engineer and surveyor shown along with signature lines
- North arrow, scale and vicinity map
- Name & dimension of adjoining street ROWs (total width & width from centerline)

Note: Though the original submittal for application to process a subdivision plat does not require the drainage report or utility plans, it is advisable that they be included with the original submittal to expedite the review process. Complying with the minimum requirements for the original plat submittal does not constitute meeting the deadline for drainage and utility review by the appropriate boards. Additional information will be required during the review to properly complete the subdivision process. Any revisions would require resubmission and PDF files can be submitted via email at [subdivisions@mcallen.net](mailto:subdivisions@mcallen.net)

Owners Signature

I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature

Date

Print Name

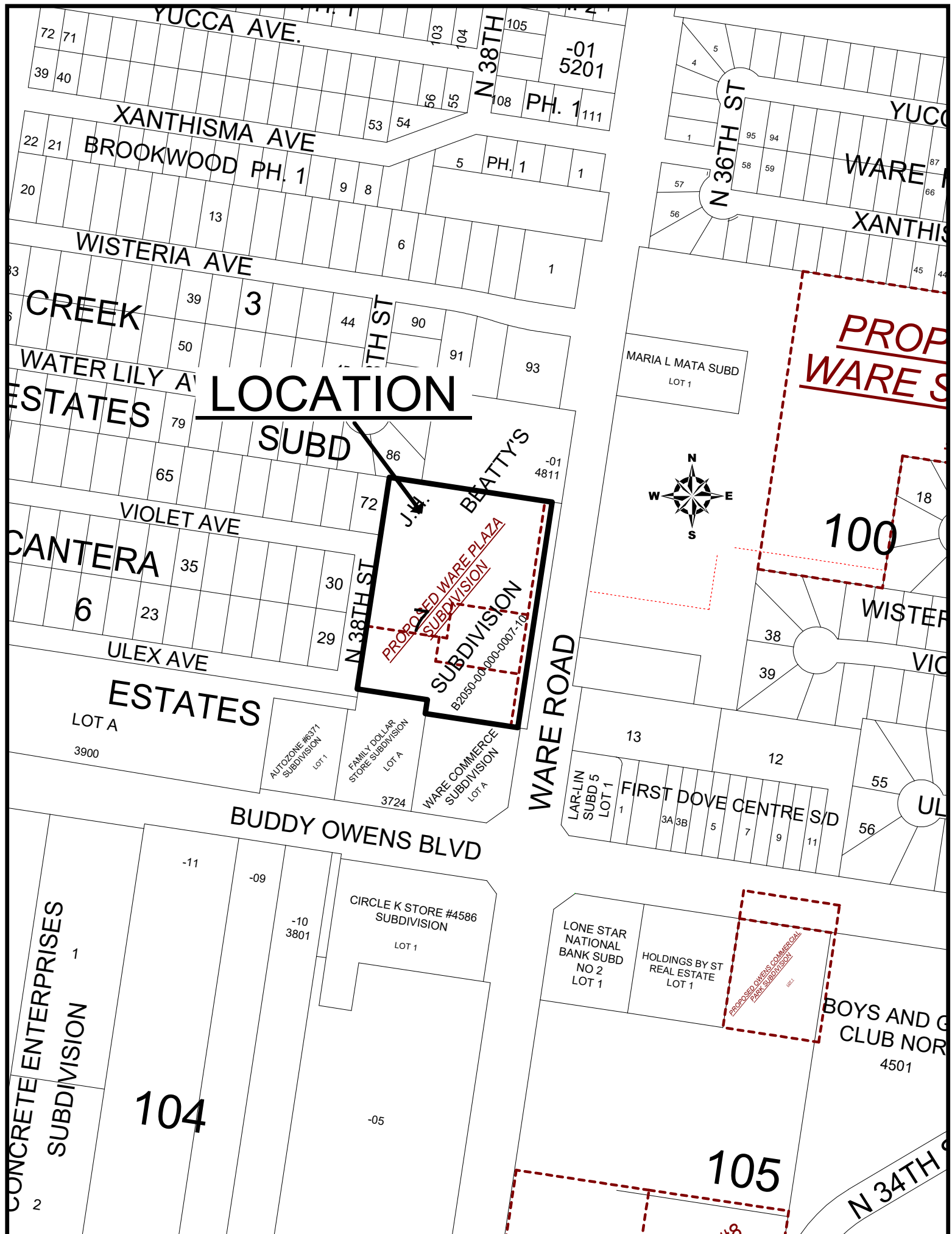
Javier Hinojosa, P.E.

Owner ☐

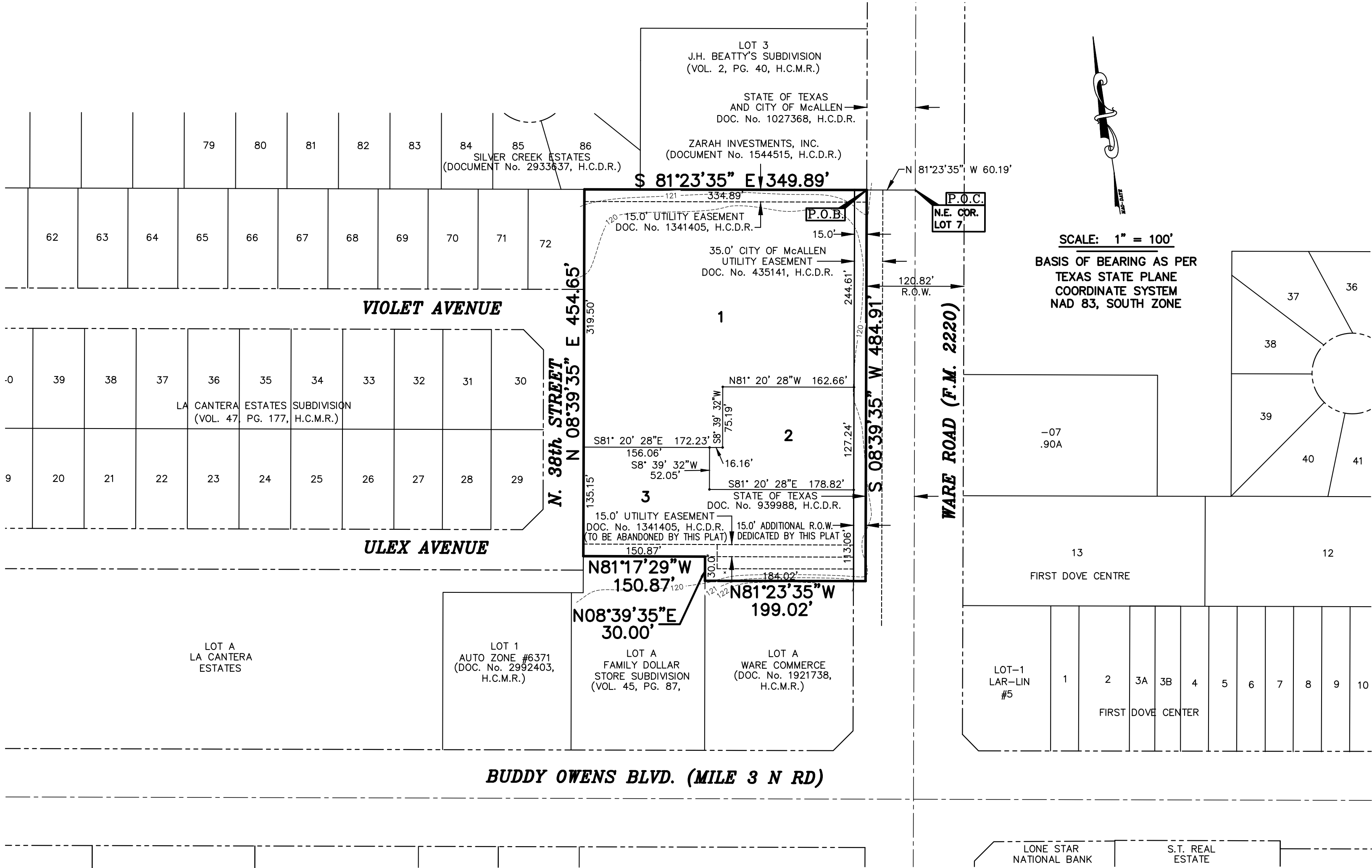
Authorized Agent ☒

The Planning Department is now accepting DocuSign signatures on application

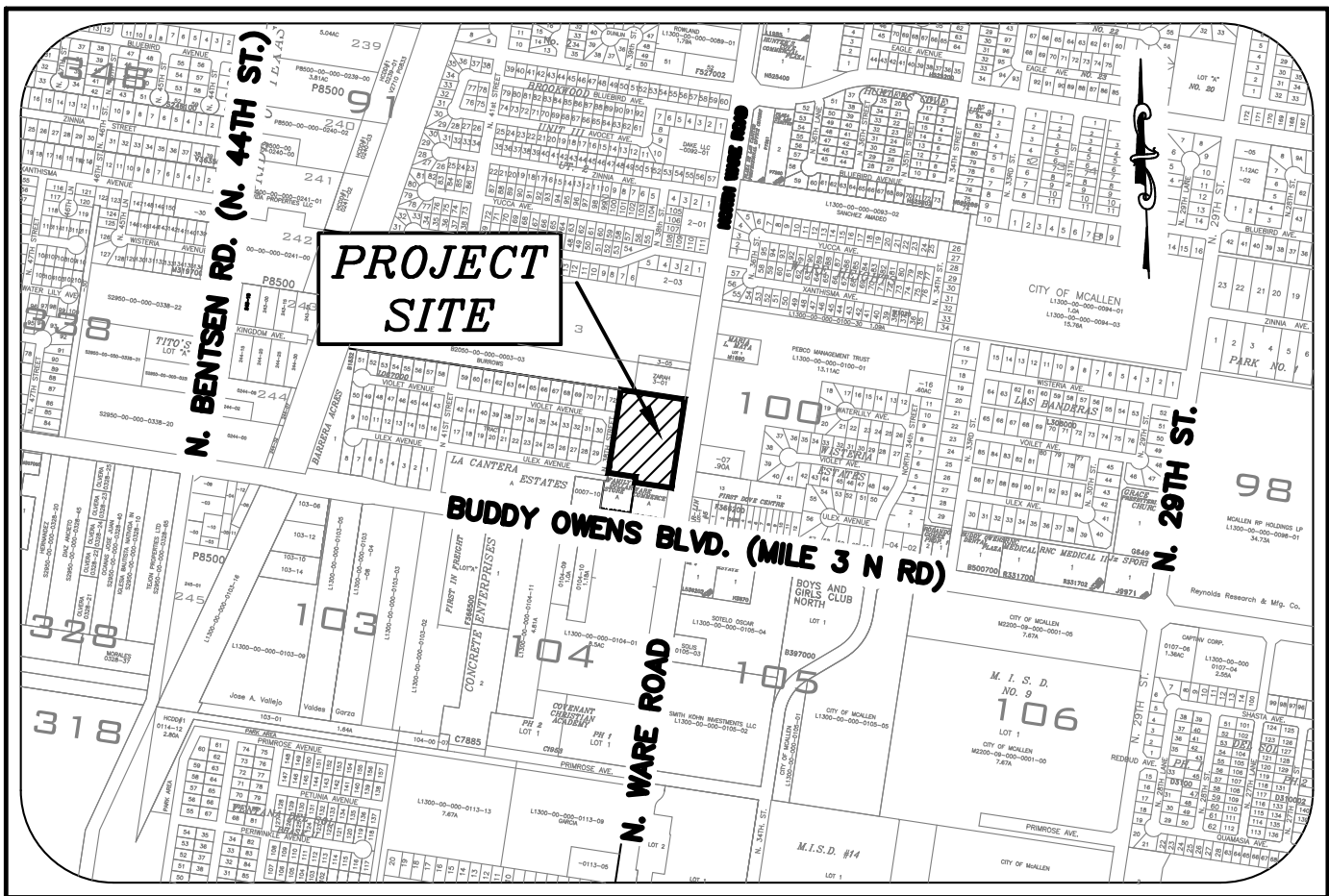








IRREGULAR LOTS		
LOT #	SQ. FT.	ACRES
1	94,816	2.18
2	21,538	0.49
3	41,491	0.95



LOCATION MAP  
SCALE: 1" = 1000'

DATE OF PREPARATION: MAY, 2022 DRAWN BY: P.GONZALEZ



JAVIER HINOJOSA ENGINEERING  
CONSULTING ENGINEERS  
416 E. DOVE AVENUE McALLEN, TEXAS 78504  
PHONE (956) 668-1588  
javier@javierhinojosaeng.com  
TBPELS FIRM NUMBER F-1295

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE 49.211( C ). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

RAUL E. SESIN, P.E., C.F.M.  
GENERAL MANAGER

DATE

PRINCIPAL CONTACTS:			
NAME	ADDRESS	CITY & ZIP	PHONE #
OWNER: SCOTT WALKER	6500 MONTANA AVE.	EL PASO, TX 79925	(915) 779-6500
ENGINEER: JAVIER HINOJOSA	416 E. DOVE AVENUE	McALLEN, TX 78504	(956) 668-1588
SURVEYOR: CARLOS VASQUEZ	517 BEAUMONT AVE.	McALLEN, TX 78504	(956) 618-1551

#### GENERAL NOTES

- THIS FLOOD DESIGNATION FOR THIS PROPERTY IS ZONE "C" WITH ARE "AREAS OF MINIMAL FLOODING". AS PER F.E.M.A.s FLOOD INSURANCE RATE MAP PANEL No.: 480343 0005 C DATED NOVEMBER 02, 1982.
- MINIMUM PERMISSIBLE FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT MID POINT OF THE LOT.
- MINIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOWS:  
FRONT: .....IN ACCORDANCE WITH ZONING ORDINANCE, OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN  
OR IN LINE WITH AVERAGE SETBACK, WHICHEVER IS GREATER.  
REAR: .....IN ACCORDANCE WITH ZONING ORDINANCE, OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN  
SIDE .....IN ACCORDANCE WITH ZONING ORDINANCE, OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN
- NO STRUCTURES PERMITTED OVER ANY EASEMENTS.
- A TOTAL OF 0.828 ACRE FEET (36,080 CUBIC FEET) OF STORM WATER DETENTION IS REQUIRED FOR THIS SUBDIVISION. THE OWNER IS REQUIRED TO SUBMIT AN ENGINEERED DETENTION PLAN APPROVED BY THE ENGINEERING DEPARTMENT PRIOR TO APPLICATION FOR BUILDING PERMIT.
- BENCHMARK: TOP OF SANITARY SEWER MANHOLE LOCATED AT THE SOUTHWEST CORNER OF THIS SUBDIVISION ELEVATION = 118.98. REFERENCE (MC 58.1 ELEVATION = 118.75) TYPE OF MARK: 30" ALUMINUM PIPE WITH A 3 1/4" BRASS MONUMENT CAP ON TOP LOCATED AT SOUTHEAST CORNER OF THE INTERSECTION OF WARE ROAD AND MILE 3 LINE ROAD.
- SET 1/2" x 8 IRON ROD WITH A PLASTIC CAP STAMPED "CVQLS" ON ALL LOT CORNERS UNLESS OTHERWISE NOTED. RESIDENTIAL AND COMMERCIAL OR INDUSTRIAL ZONES/USES.
- 6 FOOT OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.
- 8 FOOT MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG N. 38th. STREET.
- ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO HIDALGO COUNTY IRRIGATION DISTRICT #1 AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR USE WITHOUT EXPRESS APPROVAL.
- NO UTILITY COMPANY OR OTHER PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM THE DISTRICT.
- NO PERMANENT STRUCTURE, (EXAMPLE, FENCES OR DRIVEWAY OF ANY CONSTRUCTION) WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY THE DISTRICT. ANY UNAUTHORIZED STRUCTURE IN THE EASEMENT AREA IS SUBJECT TO REMOVAL.
- NO UTILITY COMPANY OR OTHER PERSON IS ALLOWED TO CONNECT ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM THE IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO REMOVAL. AS PER DECLARATIONS OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR ROSEWOOD ESTATES, RECORDED AS DOCUMENT NO. ...., HIDALGO COUNTY, DEED RECORDS, DEVELOPER/HOMEOWNER ASSOCIATION/OWNER, THEIR SUCCESSORS AND/OR ASSIGNEES, AND NOT THE CITY OF McALLEN SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND OTHER REQUIREMENTS AS PER SECTION 110-72 OF THE CODE OF ORDINANCES OF THE CITY OF McALLEN, INCLUDING BUT NOT LIMITED TO THE COMMON AREAS, ANY AMENDMENT TO DECLARATIONS THAT CONFLICT WITH THE REQUIREMENTS OF SECTION 110-72 SHALL BE NULL AND VOID.
- COMMON LOT A, IDENTIFIED AS DETENTION AREA LOT A SHALL BE MAINTAINED BY THE DEVELOPER, WHO MAY TRANSFER SUCH MAINTENANCE OBLIGATION TO THE SUBDIVISION HOMEOWNER'S ASSOCIATION, WARE PLAZA SUBDIVISION HOMEOWNER ASSOCIATION, UPON CONVEYANCE OF TITLE TO THE SAME, THEIR SUCCESSORS AND ASSIGNS, AND NOT BY THE CITY OF McALLEN, NO BUILDINGS OR OTHER STRUCTURES SHALL BE ERECTED IN COMMON LOT A, WHICH SHALL BE USED EXCLUSIVELY AS DETENTION AREA LOT A. AFTER COMMON LOT A TRANSFER OF TITLE TO THE WARE PLAZA DEVELOPMENT SUBDIVISION HOMEOWNER'S ASSOCIATION. THE SUBDIVISION LOT OWNER RATA SHARES OF THE COST OF MAINTENANCE SHALL BE DETERMINED BY THE WARE PLAZA SUBDIVISION HOMEOWNER'S ASSOCIATION. FAILING IN SUCH MAINTENANCE OBLIGATIONS, THE CITY OF McALLEN MAY, BUT SHALL NOT BE REQUIRED TO MAINTAIN THE SAME AT THE LOT OWNER'S COST, WHICH COST MAY BECOME A LIEN AGAINST THEIR PROPERTIES. PRIOR TO THE IMPOSITION OF ANY LIEN, THE CITY SHALL FIRST COMPLY WITH NOTICE REQUIREMENTS SIMILAR TO THOSE UNDER EXISTING ORDINANCE SECTION 134-138, AS THE SAME MAY BE AMENDED. THE SPECIFIC AND EXCLUSIVE USE OF COMMON LOT A. THE OWNER'S MAINTENANCE OBLIGATION, AND THE CONSEQUENCES OF FAILURE TO MAINTAIN SHALL BE INCORPORATED INTO ANY DEED OR INSTRUMENT OF CONVEYANCE AS A DEED RESTRICTION, RECORDED IN INSTRUMENT NO. .... OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

#### METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 3.79 ACRES OF LAND, MORE OR LESS, SITUATED IN HIDALGO COUNTY, TEXAS, BEING PART OR PORTION OF LOT 7, J.H. BEATTY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, MAP REFERENCE: VOLUME 2, PAGE 40, MAP RECORDS, HIDALGO COUNTY, TEXAS; AND SAID 3.79 ACRES OF LAND BEING OUT OF THAT TRACT OF LAND DEEDED TO CARL B. ROWLAND, RECORDED IN VOLUME 1619, PAGE 993, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND SAID 3.79 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING, FOR REFERENCE AT THE NORTHEAST CORNER OF SAID LOT 7, J. H. BEATTY'S SUBDIVISION, WITHIN WARE ROAD (FM 2220) RIGHT-OF-WAY, THENCE N 81° 23' 35" W, WITH THE NORTH LINE OF SAID LOT 7, A DISTANCE OF 60.19 FEET, TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "FNM", FOUND ON THE WEST RIGHT-OF-WAY LINE OF SAID WARE ROAD (FM 2220), FOR THE POINT OF BEGINNING, AND THE NORTHEAST CORNER OF THIS TRACT

THENCE S 08° 39' 35" W, WITH THE WEST RIGHT-OF-WAY LINE OF SAID WARE ROAD (FM 2220), A DISTANCE OF 484.91 FEET, TO 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" SET ON THE ON THE NORTHEAST CORNER OF WARE COMMERCE SUBDIVISION, RECORDED IN DOCUMENT NO. 1921738, H.C.M.R., FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE N 81° 23' 35" W, ALONG THE NORTH LINE OF SAID WARE COMMERCE SUBDIVISION, A DISTANCE OF 199.02 FEET, TO 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" SET ON THE NORTHWEST CORNER OF SAID WARE COMMERCE SUBDIVISION AND THE EAST LINE OF FAMILY DOLLAR STORE SUBDIVISION, RECORDED IN VOLUME 45, PAGE 87, H.C.M.R., FOR THE SOUTHERN MOST SOUTHWEST CORNER OF THIS TRACT;

THENCE N 08° 39' 35" E, ALONG THE EAST LINE OF SAID FAMILY DOLLAR STORE SUBDIVISION, A DISTANCE OF 30.00 FEET, TO A 1/2" IRON WITH A PLASTIC CAP STAMPED "MF" FOUND ON THE NORTHEAST CORNER OF SAID FAMILY DOLLAR STORE SUBDIVISION, FOR AND INSIDE CORNER OF THIS TRACT;

THENCE N 81° 17' 29" W, ALONG THE NORTH LINE OF SAID FAMILY DOLLAR STORE SUBDIVISION, A DISTANCE OF 150.87 FEET TO 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" SET ON THE NORTHWEST CORNER OF SAID FAMILY DOLLAR STORE SUBDIVISION AND THE MOST NORTHERLY EAST LINE OF LA CANTERA ESTATES SUBDIVISION, MAP REFERENCE: VOLUME 47, PAGE 177, MAP RECORDS, HIDALGO COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE N 08° 39' 35" E, ALONG THE EAST LINE OF SAID LA CANTERA ESTATES SUBDIVISION, A DISTANCE OF 454.65 FEET, TO A 1/2" IRON ROD FOUND ON THE NORTHEAST CORNER OF SAID LA CANTERA ESTATES SUBDIVISION, AND THE NORTH LINE OF SAID LOT 7, J. H. BEATTY'S SUBDIVISION, FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE S 81° 23' 35" E, ALONG THE NORTH LINE OF SAID LOT 7, J. H. BEATTY'S SUBDIVISION, A DISTANCE OF 349.89 FEET, FOR THE POINT OF BEGINNING, CONTAINING 3.79 ACRES OF LAND, MORE OR LESS.



FILE FOR RECORD IN  
HIDALGO COUNTY  
ARTURO GUAJARDO, JR.  
HIDALGO COUNTY CLERK

ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM  
INSTRUMENT NUMBER \_\_\_\_\_  
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS  
BY: \_\_\_\_\_ DEPUTY

## SUBDIVISION PLAT OF WARE PLAZA SUBDIVISION

A TRACT OF LAND CONTAINING 3.79 ACRES OF LAND, MORE OR LESS, SITUATED IN HIDALGO COUNTY, TEXAS, BEING PART OR PORTION OF LOT 7, J.H. BEATTY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, MAP REFERENCE: VOLUME 2, PAGE 40, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND SAID 3.79 ACRES OF LAND BEING OUT OF THAT TRACT OF LAND DEEDED TO CARL B. ROWLAND, RECORDED IN VOLUME 1619, PAGE 993, DEED RECORDS, HIDALGO COUNTY, TEXAS

#### STATE OF TEXAS COUNTY OF HIDALGO

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS WARE PLAZA SUBDIVISION, AN ADDITION TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HEREIN, HEREBY DEDATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, SEWER LINES, WATER COURSES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH WE WILL CAUSE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF McALLEN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF McALLEN.

35-WD, LLC.  
A TEXAS LIMITED LIABILITY COMPANY  
6500 MONTANA AVENUE  
EL PASO, TEXAS 79925  
BY: SCOTT WALKER, MANAGER

DATE:

#### STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY THE OWNER PERSONALLY APPEARED (OWNER) KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. ALL GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022 A.D.

NOTARY PUBLIC FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES ON:

I, THE UNDERSIGNED MAYOR OF THE CITY OF McALLEN HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

MAYOR, CITY OF McALLEN DATE

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF McALLEN HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

CHAIRMAN, PLANNING COMMISSION DATE

#### STATE OF TEXAS COUNTY OF HIDALGO

I, JAVIER HINOJOSA, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

JAVIER HINOJOSA, P.E.  
REGISTERED PROFESSIONAL ENGINEER NO. 74808

DATE

#### STATE OF TEXAS COUNTY OF HIDALGO

I, CARLOS VASQUEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

CARLOS VASQUEZ, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4608  
C.V.Q. LAND SURVEYORS, LLC  
517 BEAUMONT AVE.  
McALLEN, TEXAS 78501  
TEL. (956) 618-1551 DATE SURVEYED: MAY 11, 2022  
TBPELS FIRM No. 10119600

DATE





# City of McAllen

## SUBDIVISION PLAT REVIEW

Reviewed On: 8/11/2022

### SUBDIVISION NAME: WARE PLAZA SUBDIVISION

#### REQUIREMENTS

##### STREETS AND RIGHT-OF-WAYS

N. Ware Road (FM2220): 15 ft. dedication required for 75 ft. from centerline for 150 ft. total ROW

Paving: by the state Curb & gutter: by the state

\*\*\*Label centerline and existing ROW from centerline on both sides to determine if any additional dedication is required prior to final

\*\*Subdivision Ordinance: Section 134-105

\*\*Monies must be escrowed if improvements are required prior to final

\*\*COM Thoroughfare Plan

N. 38th Street: 50 ft. ROW

Paving: 32 ft. Curb & gutter: both sides

\*\*\*Please include ROW dimension

\*\*\*Finalize if pavement/ROW dedication, or pavement/dedication for a "knuckle" for the intersection of N. 38th Street/Violet Ave. and N. 38th Street/Ulex Ave. will be required, prior to final.

\*\*Subdivision Ordinance: Section 134-105

\*\*Monies must be escrowed if improvements are required prior to final

\*\*COM Thoroughfare Plan

Paving \_\_\_\_\_ Curb & gutter \_\_\_\_\_

\*\*Subdivision Ordinance: Section 134-105

\*\*Monies must be escrowed if improvements are required prior to final

\*\*COM Thoroughfare Plan

\* 1,200 ft. Block Length

\*\*Subdivision Ordinance: Section 134-118

\* 900 ft. Block Length for R-3 Zone Districts

\*\*Subdivision Ordinance: Section 134-118

\* 600 ft. Maximum Cul-de-Sac

\*\*Subdivision Ordinance: Section 134-105

Non-compliance

Non-compliance

Applied

NA

NA

NA

##### ALLEYS

ROW: 20 ft. Paving: 16 ft.

\*Alley/service drive easement required for commercial properties

\*\*Subdivision Ordinance: Section 134-106

Non-compliance

##### SETBACKS

\* Front: In accordance with the Zoning Ordinance, or in line with existing structures, or greater for easements or approved site plan, whichever is greater applies.

\*\*Zoning Ordinance: Section 138-356

\* Rear: In accordance with the Zoning Ordinance, or greater for easements, or approved site plan.

\*\*Zoning Ordinance: Section 138-356

Applied

Applied

**These comments are for subdivision requirements only – additional requirements may apply at time of site plan review**



<ul style="list-style-type: none"> <li>* Sides: In accordance with the Zoning Ordinance, or greater for easements, or approved site plan.</li> <li>**Zoning Ordinance: Section 138-356</li> <li>* Corner</li> <li>**Zoning Ordinance: Section 138-356</li> <li>* Garage</li> <li>**Zoning Ordinance: Section 138-356</li> <li>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</li> </ul>	Applied
	NA
	NA
	Applied
<b>SIDEWALKS</b>	
<ul style="list-style-type: none"> <li>* 4 ft. wide minimum sidewalk required on N. 38th Street and 5 ft. wide minimum sidewalk required on N. Ware Rd.</li> <li>***5 ft. wide sidewalk on N. Ware Road required as per Engineering Department.</li> <li>***5 ft. wide sidewalk may be required on N. 38th Street as per Engineering Department.</li> <li>****Please add plat note as shown above prior to final.</li> <li>**Subdivision Ordinance: Section 134-120</li> <li>* Perimeter sidewalks must be built or money escrowed if not built at this time.</li> </ul>	Non-compliance
	Applied
<b>BUFFERS</b>	
<ul style="list-style-type: none"> <li>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses, and along North 38th Street.</li> <li>***Please revise plat note #8 as shown above prior to final.</li> <li>**Landscaping Ordinance: Section 110-46</li> <li>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.</li> <li>**Landscaping Ordinance: Section 110-46</li> <li>*Perimeter buffers must be built at time of Subdivision Improvements.</li> </ul>	Non-compliance
	Applied
	Applied
<b>NOTES</b>	
<ul style="list-style-type: none"> <li>* No curb cut, access, or lot frontage permitted along North 38th Street.</li> <li>**Must comply with City Access Management Policy</li> <li>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.</li> <li>* Common Areas and any private streets must be maintained by the lot owners and not the City of McAllen.</li> <li>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</li> <li>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.</li> <li>**Section 110-72 applies if private subdivision is proposed.</li> <li>**Landscaping Ordinance: Section 110-72</li> <li>**Subdivision Ordinance: Section 134-168</li> <li>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</li> <li>**Section 110-72 applies if private subdivision is proposed.</li> <li>**Landscaping Ordinance: Section 110-72</li> <li>**Subdivision Ordinance: Section 134-168</li> </ul>	Compliance
	Required
	Required
	Required
	NA
	NA

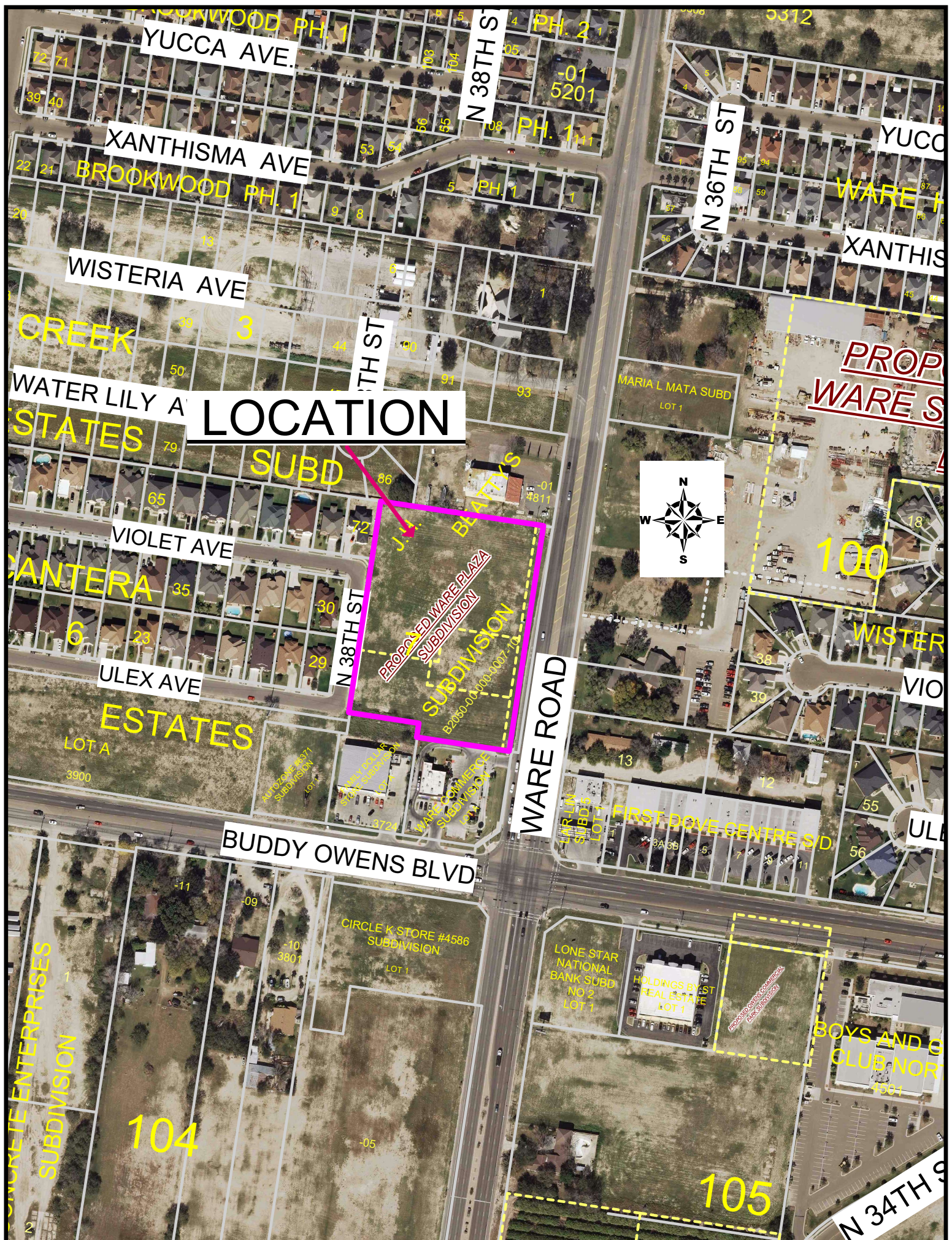
**These comments are for subdivision requirements only – additional requirements may apply at time of site plan review**



LOT REQUIREMENTS	
* Lots fronting public street **Subdivision Ordinance: Section 134-1	Compliance
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Compliance
ZONING/CUP	
* Existing: C-3 Proposed: C-3 ***Zoning Ordinance: Article V	Complete
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	Compliance
PARKS	
* Land dedication in lieu of fee.	NA
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording	NA
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	Non-compliance
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD
COMMENTS	
Comments: *Must comply with City's Access Management Policy. **Please clarify plat note #15 prior to final **Comply with Traffic Department requirements regarding access requirements ***As per Traffic Department, shared access agreement may be required.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, DRAINAGE, AND UTILITIES APPROVAL .	Applied

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review







## **Memo**

**TO:** Planning and Zoning Commission

**FROM:** Luis Mora

**DATE:** August 12, 2022

**SUBJECT: City Commission Actions on August 8, 2022**

---

### **CONDITIONAL USE PERMITS**

1. Request of Melissa Ortiz, on behalf of McAllen Independent School District, for a Conditional Use Permit, for life of the use, for an institutional use (public school) at Lot 1, McAllen I.S.D. Middle School Subdivision, 7800 N. Ware Road
  - Planning and Zoning Commission recommended approval
  - City Commission approved as recommended

### **REZONINGS**

1. Rezone from R-1 (Single Family Residential) District to C-1 (office building) District: 0.43 of an acre comprised of all of Lot 9, and the east 67.5 ft. of Lot 10, Block 4, Club Addition, 108 Pecan Blvd.
  - Planning and Zoning Commission recommended approval
  - City Commission approved as recommended
2. Rezone from R-1 (single-family residential) District to R-3A (multi-family residential apartment) District: 10 acres being of Lot 4, Resubdivision of Lots 164-171 Inc. of Pride O' Texas, 3300 La Lomita Road.
  - Planning and Zoning Commission recommended approval
  - City Commission approved as recommended



<b>P</b>	<b>PRESENT</b>
<b>A</b>	<b>ABSENT</b>
<b>MC</b>	<b>MEETING CANCELLED</b>
<b>LQ</b>	<b>LACK OF QUORUM</b>

## 2022 ATTENDANCE RECORD FOR PLANNING AND ZONING COMMISSION MEETINGS

	01/04/22	01/18/22	02/01/22	02/16/22	03/02/22	03/22/22	04/05/22	04/19/22	05/03/22	05/17/22	06/07/22	06/21/22	07/06/22	07/19/22	08/02/22	08/16/22	09/07/22	09/20/22	10/04/22	10/18/22	11/01/22	11/16/22	12/06/22	12/20/22
Daniel Santos	A																							
Michael Fallek	P	P	P	A	P	P	P	P	A	P	P	P	P	LQ	P									
Gabriel Kamel	P	A	P	P	P	P	P	P	P	P	P	P	P	LQ	P									
Michael Hovar	P	P	P																					
Jose B. Saldana	A	A	P	P	A	A	P	A	A	P	A	P	P	LQ	P									
Marco Suarez	P	P	A	P	A	P	P	P	P	A	P	P	A	LQ	P									
Emilio Santos Jr.	P	P	P	A	P	P	P	P	P	A	A	P	P	LQ	P									
Rudy Elizondo				P	P	P	A	P	P	P	P	A	P	LQ	A									
Erica de la Garza-Lopez				P	A	P	P	P	A	P	P	P	P	LQ	A									

## 2022 ATTENDANCE RECORD FOR PLANNING AND ZONING COMMISSION WORKSHOPS

[illegible]









# PLANNING DEPARTMENT

311 N 15th Street McAllen, TX 78501  
Phone: 956-681-1250 Fax: 956-681-1279



## 2022 CALENDAR

### Meetings:

-  City Commission
-  Public Utility Board
-  Planning & Zoning Board
-  Zoning Board of Adjustment

HPC - Historic Preservation Council

### Deadlines:

D- Zoning/CUP Application N - Public Notification

\* Holiday - Office is closed

### JANUARY 2022

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3	4	5	6	7	8
	A-1/18 & 1/19		N-1/18 & 1/19 D-2/1 & 2/2			
9	10	11	12	13	14	15
16	17	18	19	20	21	22
	A-2/1 & 2/2		N-2/1 & 2/2 D-2/16 & 2/17			
23	24	25	26	27	28	29
			HPC			
30	31					
	A-2/16 & 2/17					

### FEBRUARY 2022

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2	3	4	5
			N- 2/16 & 2/17 D- 3/28 & 3/3			
6	7	8	9	10	11	12
13	14	15	16	17	18	19
	A-3/2 & 3/3		N-3/2 & 3/3 D-3/16 & 3/17			
20	21	22	23	24	25	26
				HPC		
27	28					
	A-3/16 & 3/17					

### MARCH 2022

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2	3	4	5
			N-3/16 & 3/17 D - 4/5 & 4/6			
6	7	8	9	10	11	12
13	14	15	16	17	18	19
			D-4/19 & 4/20			
20	21	22	23	24	25	26
	A-4/5 & 4/6		N-4/5 & 4/6			
27	28	29	30	31		
			HPC			

### APRIL 2022

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2
3	4	5	6	7	8	9
	A-4/19 & 4/20		N-4/19 & 4/20 D-5/3 & 5/4			
10	11	12	13	14	15	16
					HOLIDAY	
17	18	19	20	21	22	23
	A- 5/3 & 5/4		N- 5/3 & 5/4 D-5/17 & 5/18			
24	25	26	27	28	29	30
			HPC			

### MAY 2022

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3	4	5	6	7
	A- 5/17 & 5/18		D: 6/1 & 6/7 N-5/17 & 5/18			
8	9	10	11	12	13	14
15	16	17	18	19	20	21
	A-6/1 ZBA		N-6/1 ZBA D-6/15 & 6/21			
22	23	24	25	26	27	28
	A-6/7 PZ		HPC		A-6/15 ZBA	
29	30	31				
	HOLIDAY		N-6/7 PZ			

### JUNE 2022





Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	3	4
			N-6/15 ZBA D-7/6 & 7/7			
5	6	7	8	9	10	11
	A-6/21 P&Z		N-6/21 P&Z			
12	13	14	15	16	17	18
			D-7/19 & 7/20			
19	20	21	22	23	24	25
	A-7/6 & 7/7		N-7/6 & 7/7			
26	27	28	29	30		
			HPC			

Deadlines and Meeting Dates are subject to change at any time. Please contact the Planning Department at (956) 681-1250 if you have any questions.



## 2022 CALENDAR

### Meetings:





-  City Commission
-  Planning & Zoning Board
-  Public Utility Board
-  Zoning Board of Adjustment
- HPC - Historic Pres Council

### Deadlines:






- D- Zoning/CUP Application
- N - Public Notification

\* **Holiday** - Office is closed





### JULY 2022

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2
					A-7/19 & 7/20	
3	4 <b>HOLIDAY</b>	5	6 N-7/19 & 7/20 D-8/2 & 8/3	7	8	9
10	11 	12 	13	14	15	16
17	18 A-8/2 & 8/3	19	20 N-8/2 & 8/3 D-8/16 & 8/17	21	22	23
24	25 	26 	27 <b>HPC</b>	28	29	30
31						






### AUGUST 2022

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	2	3 N- 8/16 & 8/17 D-9/7 & 9/8	4	5	6
	A- 8/16 & 8/17					
7	8 	9 	10	11	12	13
14	15	16	17 D-9/20 & 9/21	18	19	20
21	22 	23 	24 N-9/7 & 9/8	25 <b>HPC</b>	26	27
28	29	30	31			





### SEPTEMBER 2022

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3
					A-10/20 & 10/21	
4	5 <b>HOLIDAY</b>	6	7 N-9/20 & 9/21 D-10/4 & 10/5	8	9	10
11	12 	13 	14	15	16	17
18	19 A-10/4 & 10/5	20	21 D-10/18 & 10/19 N-10/4 & 10/5	22	23	24
25	26 	27 	28 <b>HPC</b>	29	30	




### OCTOBER 2022

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3	4	5 N-10/18 & 10/19 D-11/1 & 11/2	6	7	8
	A-10/18 & 10/19					
9	10 	11 	12	13	14	15
16	17 A- 11/1 & 11/2	18	19 N- 11/1 & 11/2 D-11/16 & 11/17	20	21	22
23	24 	25 	26 <b>HPC</b>	27	28	29
30	31 A-11/16 & 11/17					

### NOVEMBER 2022

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2 N-11/16 & 11/17 D-12/6 & 12/7	3	4	5
6	7	8	9	10	11	12
13	14 	15 	16 D-12/20 & 12/21	17	18	19
20	21 A-12/6 & 12/7	22	23 N-12/6 & 12/7	24 <b>HOLIDAY</b>	25	26
27	28 	29 	30			

### DECEMBER 2022

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3
4	5	6	7 <b>HPC</b> D-1/3 & 1/4 N- 12/20 & 12/21	8	9	10
	A-12/20 & 12/21					
11	12 	13 	14	15	16	17
18	19 A- 1/3 & 1/4	20	21 D-1/17 & 1/18 N- 1/3 & 1/4	22	23 <b>HOLIDAY</b>	24
25	26 <b>HOLIDAY</b>	27	28	29	30	31



# PLANNING DEPARTMENT

## 2022 Calendar

### SUBDIVISION AND UTILITY REVIEW CALENDAR

SUBDIVISION/UTILITY MEETING							CITY MEETING							DEADLINE AT 5:00P.M.						
<div> <div></div> <b>Subdivision Review Meeting - 8:30 a.m.</b>  Review with staff, developers and engineers </div>							<div> <div></div> City Commission </div>							<div> <div></div> <b>Changes to subdivision/site plans</b>  Required to be placed on following review meeting </div>						
<div> <div></div> <b>Staff Project Review - 8:30 a.m.</b>  Review of plats, utilities and drainage and site plans </div>							<div> <div></div> Planning and Zoning </div>							<div> <div></div> <b>Deadline for New Plats</b>  New Plats with all supporting information and fees </div>						
JANUARY 2022							FEBRUARY 2022													
Sun	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Mon	Tue	Wed	Thu	Fri	Sat
					<div></div>	1			<div></div> 1	<div></div> 2	<div></div> 3	<div></div> 4	5			<div></div> 1	<div></div> 2	<div></div> 3	<div></div> 4	5
					D-1/18					<div></div> 8	<div></div> 9	<div></div> 10	11	6	7				<div></div> 11	12
2	3	4	5	6	*	7														
8	9	10	11	12		13								13	14	15	16	17	18	19
					D-2/1														*	
16	17	18	19	20	*	21								20	21	22	23	24	25	26
23	24	25	26	27		28								27	28				D-3/16	
30	31				D-2/16															
MARCH 2022							APRIL 2022													
Sun	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2	3	4	5						1	2							
					*															
6	7	8	9	10		11	3	4	5	6	7	8	9						*	
					D-4/5									10	11	12	13	14	15	16
13	14	15	16	17	*	18													HOLIDAY	
20	21	22	23	24		25								17	18	19	20	21	22	23
					D-4/19														*	
27	28	29	30	31										24	25	26	27	28	29	30
MAY 2022							JUNE 2022													
Sun	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Mon	Tue	Wed	Thu	Fri	Sat
										1	2	3	4							
					*															
1	2	3	4	5		6	5	6	7	8	9	10	11							
8	9	10	11	12		13								12	13	14	15	16	17	18
					D-6/7														D-7/6	
15	16	17	18	19	*	20								19	20	21	22	23	24	25
22	23	24	25	26		27													*	
29	30	31			D-6/21									26	27	28	29	30		

\*Deadlines & meeting dates are subject to change based on staff's availability. Contact the Planning Dept. (956) 681-1250 if you have any questions.



# PLANNING DEPARTMENT

## 2022 Calendar

### SUBDIVISION AND UTILITY REVIEW CALENDAR

SUBDIVISION/UTILITY MEETING	CITY MEETING	DEADLINE AT 5:00P.M.
<div>Subdivision Review Meeting - 8:30 a.m.</div> <div>Review with staff, developers and engineers</div>	<div>City Commission</div> <div>Planning and Zoning</div> <div>Public Utility Board</div>	<div>Changes to subdivision/site plans</div> <div>Required to be placed on following review meeting</div> <div>Deadline for New Plats</div> <div>New Plats with all supporting information and fees</div>

#### JULY 2022

Sun	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2		1	2	3	4	5	6
					D-7/19							*	
3	4	5	6	7	8	9	7	8	9	10	11	12	13
	HOLIDAY				*	D-8/2						D-9/7	
10	11	12	13	14	15	16	14	15	16	17	18	19	20
												*	
17	18	19	20	21	22	23	21	22	23	24	25	26	27
					*	D-8/16						D-9/20	
24	25	26	27	28	29	30	28	29	30	31			
31													

#### SEPTEMBER 2022

Sun	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3						1	2
4	5	6	7	8	9	10	2	3	4	5	6	*	8
	HOLIDAY				*	D-10/4						D-11/1	
11	12	13	14	15	16	17	9	10	11	12	13	14	15
18	19	20	21	22	23	24	16	17	18	19	20	21	22
					*	D-10/18						D-11/17	
25	26	27	28	29	30		23	24	25	26	27	28	29
							30	31					

#### NOVEMBER 2022

Sun	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2	3	4	5						2	3
					*								
7	8	9	10	11	12	13	4	5	6	7	8	9	10
					D-12/6							D-1/3	
14	15	16	17	18	19	20	11	12	13	14	15		17
					*								
21	22	23	24	25	26	27	18	19	20	21	22	23	24
				HOLIDAY	D-12/20							HOLIDAY	
28	29	30					25	26	27	28	29	30	31
								HOLIDAY			D-1/17		

\*Deadlines & meeting dates are subject to change based on staff's availability. Contact the Planning Dept. (956) 681-1250 if you have any questions.